



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-009426-26

In the matter of: 13 BROCK ST E
OSHAWA ON L1G1R8

Between: Munawar Kareem Landlord

And

Gary Laurie Nichols Tenant
Leah Marie Jung

Munawar Kareem (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Laurie Nichols and Leah Marie Jung (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 14, 2026.

The Landlord and the Tenant attended the hearing.

On consent it is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 1, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application, in the amount of \$8,160.00.
3. As of the date of the hearing, the Tenant owes the Landlord \$8,160.00.
4. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting May 2, 2026, to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 2, 2026 at 4.00% annually on the balance outstanding.

6. If the unit is not vacated on or before May 1, 2026, then starting May 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 2, 2026.

April 15, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 2, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

