



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107768-25

In the matter of: 824 Room 3, 1 JARVIS ST
HAMILTON ON L8R0A8

Between: Priya Pai Landlord

And

Paiheierding Maitiniyazi aka David Mat Tenant

Priya Pai (the 'Landlord') applied for an order to terminate the tenancy and evict Paiheierding Maitiniyazi aka David Mat (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was scheduled to be heard by videoconference on March 25, 2026. The Landlord's legal representative, Jennifer Mae Greenway, the Landlord, the Tenant's legal representative, Merima Menzildzic, the Tenant and the Tenant's support, Sandy Alford attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was in possession of the rental unit.

2. The lawful monthly rent is \$700.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily compensation is \$23.01. This amount is calculated as follows: \$700.00 x 12, divided by 365 days.
4. The Landlord collected a rent deposit of \$700.00 from the Tenant and this deposit is still being held by the Landlord. This rent deposit will be applied to May 2026. Interest on the rent deposit, in the amount of \$12.12 is owing to the Tenant for the period from June 1, 2025 to March 25, 2026.
5. The parties agree that the Landlord is waiving the application filing fee of \$186.00.
6. Parties agree that the lawful monthly rent for March 2026 will be paid on or before March 31, 2026 and the lawful monthly rent for April 2026 will be paid on or before April 1, 2026.
7. Parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy on May 31, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then the Tenant shall pay the Landlord compensation of \$23.01 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 1, 2026.
5. As of the date of the hearing, the Landlord owes to the Tenant \$12.12 as interest owing on the last month rent deposit. The Landlord shall pay to the Tenant \$12.12 plus any additional interest on the rent deposit to the date the Tenant moves out of the unit on or before the date the Tenant vacates the unit.
6. If the Landlord does not pay the Tenant the full amount owing in paragraph 5 of this order above on or before May 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

April 16, 2026

Date Issued

Britney Sooknanan

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.