



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

File Number: LTB-L-025144-26

In the matter of: Basement, 19 ELMA ST
ST CATHARINES ON L2N6Z2

Between: Humail Tariq
Rabia Rehman Landlords

And

Laura Harris

Tenant

Humail Tariq and Rabia Rehman (the 'Landlords') applied for an order to terminate the tenancy and evict Josephine Young and Laura Harris (the 'Tenants') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The application was scheduled to be heard by video conference on April 14, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlords' representative, Lynn Baxter, the Landlord, Humail Tariq, and the Tenant, Laura Harris, were present. The Tenant met with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The tenancy is terminated effective May 31, 2026, with enforcement provisions.
2. Josephine Young has vacated the unit and is removed as a party to the application.
3. The rent arrears outstanding to April 30, 2026, are \$2,035.00.

4. The total outstanding utilities as of the date of the hearing are \$236.25, consisting of the following: Alectra: \$127.96, Gas, \$96.46 and Water, \$38.83.
5. The Landlords agrees to waive all outstanding rent arrears and utility charges in full and will not pursue any current or future claims arising from rent arrears or utilities.
6. The Landlords collected a rent deposit of \$1,350.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to May 2026, the last rental period of the tenancy.
7. Upon vacating the rental unit, the Tenant will take photographs of the unit.
8. The Landlords reserve their right to pursue any claims for damages to the rental unit that may be identified.

On consent, it is ordered that:

1. The tenancy between the Landlords 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 starting June 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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.

April 21, 2026
Date Issued

Sarah Visnovec
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 December 1, 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.