



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007845-26

In the matter of: 1733 ST LUKE RD
WINDSOR ON N8Y3N7

Between: Thara Habib Landlord
Robert Subnarain

And

Pamela Woodrich Tenant
Austin Sova
Jennifer Marie Woodrich

Thara Habib and Robert Subnarain (the 'Landlord') applied for an order to terminate the tenancy and evict Pamela Woodrich, Austin Sova and Jennifer Marie Woodrich (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 2, 2025. The following parties participated in the mediation: The Landlords, Thara Habib and Robert Subnarain and the Tenants, Pamela Woodrich, Austin Sova, and Jennifer Marie Woodrich.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

When the capitalized word “Tenant” and “Landlord” is used in this order, it refers to all persons identified as a Tenant or Landlord at the top of the order.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,800.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$59.18. This amount is calculated as follows: \$1,800.00 x 12, divided by 365 days.
4. The Tenant has paid \$900.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$7,600.00.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.
8. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated **and the Tenant must move out of the rental unit on or before April 15, 2026.**
2. In full and final exchange of termination of the tenancy and vacant possession of the unit on or before April 15, 2026, the Landlord shall waive \$1,318.36 of rent arrears owing to the date of the hearing and daily compensation up to April 15, 2026.
3. If the Tenant moves out of the rental unit on or before April 15, 2026, the Tenant shall pay to the Landlord \$4,786.00. This amount includes rent arrears owing up to the date of the hearing minus the rent waiver in paragraph 2 and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 April 16, 2026.
7. If the Tenant does not move out of the rental unit on or before April 15, 2026 then the waiver in paragraph 2 will become null and void and the Tenant shall pay to the Landlord \$6,104.36. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
8. The Tenant shall also pay the Landlord compensation of \$59.18 per day for the use of the unit starting April 3, 2026 until the date the Tenant moves out of the unit.
9. This order on consent is in full and final resolution of this application.

April 22, 2026
Date Issued

Kevin Kordahi
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 expires on October 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the Tenant moves out on or before April 15, 2026

Rent Owing To Hearing Date	\$6,818.36
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$900.00
Less rent waiver in exchange for vacant possession of the rental unit	- \$1,318.36
Total amount owing to the Landlord	\$4,786.00

B. Amount the Tenant must pay if the Tenant does not move out on or before April 15, 2026

Rent Owing To Hearing Date	\$6,818.36
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$900.00
Total amount owing to the Landlord	\$6,104.36
Plus daily compensation owing for each day of occupation starting April 3, 2026	\$59.18 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	