



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

File Number: LTB-L-008337-26

In the matter of: Basement, 1103 DUNBARTON ROAD
Pickering ON L1V4E4

Between: MOHAMMAD SABBIR HASAN Landlord

And

RIKKI YOUNG Tenant

MOHAMMAD SABBIR HASAN (the 'Landlord') applied for an order to terminate the tenancy and evict RIKKI YOUNG (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 9, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord was present accompanied by the Tenant and his support worker, Katie Hutchinson.

As a result of the mediation session, the parties reached a mutual agreement to resolve the matter and requested an Order on consent. I am satisfied that they understood the terms and the legal consequences of their informed and voluntary consent.

The parties agreed to the following:

1. The tenancy between the Landlord and the Tenant is terminated and Tenant will be moving out on or before May 31, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12, divided by 365 days.
5. The rent arrears owing to April 30, 2026, including the application filing fee are \$7,586.00.
6. **The Landlord is waiving \$1,986.00 of the total rent arrears, reducing the outstanding arrears to \$5,600.00.**

7. The Landlord collected a last month's rent deposit from the Tenant, which is still being held by the Landlord. This deposit will be applied to the rent for May 2026, the final rental period of the tenancy.
8. The parties agreed to a final, non-voidable termination of this tenancy as of May 31, 2026. As such, the Tenant does not have the option to void the eviction order by paying the outstanding rent arrears.

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 starting June 1, 2026, the Landlord 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.
4. If the Tenant doesn't move out on or before May 31, 2026, the Tenant shall also pay the Landlord compensation of \$52.60 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord **\$5,600.00** for arrears of rent up to **April 30, 2026**, and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1,600.00	On or before April 30th, 2026
\$100.00	15 th day of each month for 40 months from May 2026 to August 2029

7. This order constitutes a full and final settlement of all matters arising from the tenancy.

April 23, 2026
Date Issued

 Felicia Puscalau
 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 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.