



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-012238-26 (L1)
& LTB-T-005059-26 (T6)

In the matter of: BASEMENT, 33 HARTZEL RD
ST CATHARINES ON L2P1M4

Between: DINA KHAN Landlord

and

SAMANTHA MARINO Tenant

DINA KHAN (the 'Landlord') applied for an order to terminate the tenancy and evict SAMANTHA MARINO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. (L1 Application)

Samantha Marino (the 'Tenant') applied for an order determining that Dina Khan (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

The L1 application was scheduled to be heard by videoconference on April 20, 2026. Instead, the Landlord, the Landlord's Legal Representative Jennifer Priestley and the Tenant, who had consulted with Tenant Duty Counsel, engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

Parties agreed that:

1. There are \$4,586.00 in arrears of rent up to April 30, 2026, and costs.
2. In exchange for the issues the Tenant raised in the T6 application, the Landlord is waiving all arrears of rent and costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated, as of April 30, 2026. The Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 Landlords on or after May 1, 2026.

April 23, 2026
Date Issued

Lindsay Phomin
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 Tenants expires on November 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.