



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

File Number: LTB-L-102933-25

In the matter of: Basement, 236 LETITIA ST
BARRIE ON L4N4Z7

Between: Soledad Moral Landlord
1000785912 Ontario Ltd.

And

Missar Khalaf Tenant

Soledad Moral and 1000785912 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Missar Khalaf (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 9, 2026.

The Landlord's legal representative, Carey Blake, the Landlord, Soledad Moral and the Tenant's legal representative, Damian Cordaie 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. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,700.00. It is due on the 1st day of each month.
4. Parties agree that for May 2026 and June 2026, the Tenant will pay to the Landlord the lawful monthly rent on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$55.89. This amount is calculated as follows: \$1,700.00 x 12, divided by 365 days.
6. The rent arrears owing to April 30, 2026 are \$9,814.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to June 2026.
9. Interest on the rent deposit, in the amount of \$20.99 is owing to the Tenant for the period from February 18, 2024 to April 9, 2026. The interest on the rent deposit is to be used to top-up the last month's rent deposit for June 2026 and the balance is owed to the Landlord.
10. The parties agree that the Tenant shall pay to the Landlord the rent arrears owing to April 30, 2026 plus the application filing fee of \$186.00 in the sum of \$10,000.00, in accordance with the payment plan set out in paragraph 3 of this order below.
11. 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.

On consent of the parties, it is ordered 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 June 30, 2026.
2. The Tenant shall pay to the Landlord \$8,405.32. This amount includes rent arrears owing to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. The Tenant shall also pay the Landlord compensation of \$55.89 per day for the use of the unit starting April 10, 2026 until the date the Tenant moves out of the unit. See Schedule 1 for the calculation of the amount owing. Compensation for the use of the unit for the months of May 2026 and June 2026 shall be paid by the Tenant on or before the 1st day of each month.
3. The Tenant shall pay to the Landlord the rent arrears owing to April 30, 2026 and the cost of filing the application in the sum of \$10,000.00, in accordance with the following schedule:
 - a. Payments of \$300.00 on the last day of each month starting May 31, 2026 and continuing each month until December 31, 2028; and
 - b. A final payment of \$400.00 on or before January 31, 2029.
4. If the Tenant defaults in any of the payments required by paragraph 3 of this order, the full amount owing pursuant to paragraph 2 of this order shall become immediately due and payable and the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.

April 28, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 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 upon termination of the tenancy

Rent Owing To Hearing Date	\$8,640.31
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$400.00
Less the amount of the interest on the last month's rent deposit	-\$20.99
Total amount owing to the Landlord	\$8,405.32
Plus daily compensation owing for each day of occupation starting April 10, 2026	\$55.89 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	