



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014371-26

In the matter of: 7929 HAWTHORNE DR
WINDSOR ON N8R2J9

Between: Emad Booya Landlord
Rima Nazar Butrus

And

Alicia Coke Tenant

Emad Booya and Rima Nazar Butrus (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Coke (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 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Kristen Jarvis and the Tenant's Representative Cindy Imon were present.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. A non-voidable termination was negotiated in good faith.
2. The rent arrears owing to April 30, 2026, are \$11,000.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$2,750.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
5. The interest owed to the Tenant on the last month rent deposit from September 30, 2024, to April 27, 2026, is \$110.24. This amount will be set-off against the Tenant's arrears.

6. The Tenant will provide the Landlord their employment information on or before May 15, 2026.

On the 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. The Tenant shall pay the Landlord \$11,075.76 for arrears of rent to April 30, 2026, plus costs, minus due interest on the last month rent deposit.
3. The Tenant shall pay the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$550.00 on or before the 1st day of each month, for a period of 20-months, commencing June 01, 2026, up to and including January 01, 2028; and,
 - A final payment of \$75.76 on or before February 01, 2028, to satisfy the arrears.
4. If the Tenant fails to make any of the payments in accordance with paragraph 3 of this order, and by the dates required, the balance owing under paragraph 2 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. 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.
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 June 1, 2026.

May 4, 2026
Date Issued

Adam Rogers
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.