



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014921-26

In the matter of: 1625 VICTORIA AVE
WINDSOR ON N8X1P6

Between: DHD Properties c/o MARDA Management
Inc.

Landlord

And

Amina Ahmed Abdulle

Tenant

DHD Properties c/o MARDA Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amina Ahmed Abdulle (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

This application was heard by videoconference on April 28, 2026.

The Landlords representative Ms. Passell and the Tenant attended the hearing

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$12,566.46 if the payment is made on or before June 15, 2026.
3. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 15, 2026.**
4. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$12,566.46. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit, if any, and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
5. The Tenant shall also pay the Landlord compensation of \$53.11 per day for the use of the unit starting June 16, 2026, until the date the Tenant moves out of the unit.

6. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 16, 2026.
9. If the Tenant voids the L1 portion of the order in accordance with paragraphs 1 and/or 2 above, the tenancy shall continue on the following terms:
 - (a) The Tenant shall pay the Landlord the monthly rent due (\$1615.34), on or before the first day of the month for the period May 2026;
 - (b) The Tenant shall pay the Landlord the monthly rent due (\$1615.34), on or before the first day of the month for the period June 2026.
 - (c) On or before, May 15, 2026, the Tenant will pay an additional \$3, 000.00 representing arrears and filing fees.
10. If the Tenant fails to make any of the payments in paragraph 9 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

April 29, 2026

Date Issued

Suzy Franklyn

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 Tenant expires on December 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.

