



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014035-26

In the matter of: 32 REBECCA WAY,
HALDIMAND, ON N3W0E1

Between: Mohammad Khan Landlords
Noreen Najam

And

Christopher Hall Tenants
Samantha Shepperd

Mohammad Khan and Noreen Najam (the 'Landlords') applied for an order to terminate the tenancy and evict Christopher Hall and Samantha Shepperd (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants has been persistently late in paying the Tenants' rent; (L2 Application).

Mohammad Khan and Noreen Najam (the 'Landlords') applied for an order requiring Christopher Hall and Samantha Shepperd (the 'Tenants') to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 20, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlords' Representative, Basil Khan, the Landlord, Mohammad Khan (representing both Landlords), and the Tenant, Samantha Shepperd (representing both Tenants), participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,950.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$96.99. This amount is calculated as follows: $\$2,950.00 \times 12$, divided by 365 days.
4. The Tenants have paid \$5,150.00 to the Landlords since the application was filed.
5. The rent arrears owing to April 30, 2026, are \$7,950.00.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$2,950.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit shall be applied to the last rental period of the tenancy as the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$247.39 is owing to the Tenants for the period from November 18, 2022, to April 20, 2026.
9. The Tenants agree provide the Landlords with a copy of the utility bills including water and wastewater, gas, hydro and water heater rental within 24 hours of receiving the bill.
10. The Tenants agree to provide the Landlords with proof of payment of the utilities within 15 days of receiving the bill.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated as of June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenants shall pay the Landlords \$4,938.61. This includes the rent arrears owing up to April 30, 2026, and the cost of filing the application. The amount of the rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenants.
5. The Tenants shall pay the Landlords the amount set out in paragraph 4 in accordance with the following schedule:
 - a. \$500.00 on or before April 20, 2026;
 - b. \$300.00 on or before April 27, 2026;
 - c. \$2,000.00 on or before May 20, 2026; and
 - d. \$2,138.61 on or before June 20, 2026.

6. The Tenants shall also pay the Landlords new rent on time and in full as it comes due and owing for the period of May 1, 2026, to June 30, 2026, until the arrears are paid in full, whichever date is earliest.
7. If the Tenants fail to make any of the payments in accordance with paragraph 5 and 6 of this order, then the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears of rent, NSF fees and related charges that became owing after April 30, 2026. This may result in the Board issuing an order that terminates the tenancy **before June 30, 2026.**
8. The Tenants shall also pay the Landlords compensation of \$96.99 per day for the use of the unit starting July 1, 2026, to the date the Tenants moves out of the unit.
9. If the Tenants do not pay the Landlord the full amount owing with respect to paragraph 8 of this order, the Tenants will start to owe interest. This will be simple interest calculated from the date of the breach at 4.00% annually on the balance outstanding.

With Respect to the Utility Arrears Application

10. The Tenants shall pay to the Landlords \$1,280.51 which represents the reasonable out-of-pocket expenses the Landlords have incurred or will incur as a result of the unpaid utility costs for the period up to April 3, 2026.
11. The amount set out in paragraph 10 shall be paid on or before May 20, 2026.
12. If the Tenants do not make the required payment in accordance with paragraph 11 of this order, the full amount owing under paragraph 10 of this order will immediately become due and owing to the Landlords and the Tenants will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

April 29, 2026
Date Issued

Rachael Kukoyi
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 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 Tenants must pay as the tenancy is terminated

Rent Owing to April 30, 2026	\$7,950.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,950.00
Less the amount of the interest on the last month's rent deposit	-\$247.39
Total amount owing to the Landlords	\$4,938.61
Plus daily compensation owing for each day of occupation starting July 1, 2026	\$96.99 (per day)