



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011381-26

In the matter of: Basement, 391 JOHN DEISMAN BLVD
MAPLE ON L6A 3G7

Between: Ahmed Aziz Landlord

And

Aaliyah Akilah Hinds Tenant

Ahmed Aziz (the 'Landlord') applied for an order to terminate the tenancy and evict Aaliyah Akilah Hinds (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled for a merits hearing, via video conference, on April 28, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Landlord and the Tenant attended.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On 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. **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.**
3. **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.**
4. If the rental unit has not been vacated on or before May 31, 2026, the Landlord may also collect a per diem rate of \$52.60 (based on \$1 600.00 per month X 12 months / 365 days) for use of the unit starting June 1, 2026 to the day the Tenant vacates the unit.
5. The last month's rent deposit shall be applied to the period May 1 – 31, 2026.

6. Provided the Tenant gives vacant possession of the rental unit to the Landlord on or before May 31, 2022, then the Landlord shall waive the \$186.00 application filing fee.
7. If and when vacant possession of the rental unit is not given to the Landlord on or before May 31, 2026, then the \$186.00 application filing fee becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing June 1, 2026.

May 4, 2026
Date Issued

Susan Parsons
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.