



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010779-26

In the matter of: 108 BOSWORTH CRES
KITCHENER ON N2E1Z1

Between: SEMERE ABRHAM Landlord

And

BIZUNESH GIRMA BEDANA Tenant
KHALID MALIK ESMAIL

SEMERE ABRHAM (the 'Landlord') applied for an order to terminate the tenancy and evict BIZUNESH GIRMA BEDANA and KHALID MALIK ESMAIL (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 13, 2026. The Landlord's legal representative, Mohamod Ibrahim Rijal, the Landlord, the Tenant's legal representative, Ebrahim Shaheen and the Tenant attended the hearing.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 4, 2026.
4. The lawful rent is \$1,900.00. It was due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12, divided by 365 days.

6. The parties agree that the Tenant will pay to the Landlord daily rent for 15 days in March 2026.
7. The rent arrears owing to March 4, 2026 are \$4,049.88.
8. The daily rent owing for 11 additional days for March 2026 from the Tenant's move out date to March 15, 2026 are \$687.17.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears because the tenancy is terminated.
11. The parties agree that the rent deposit is applied to the last month of the tenancy being February 2026.
12. Interest on the rent deposit, in the amount of \$15.36 is owing to the Tenant for the period from October 1, 2025 to January 31, 2026. The interest on the rent deposit is applied to the arrears because the tenancy is terminated.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 4, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,007.69. This amount includes the rent arrears owing up to the date the Tenant moved out of the rental unit plus the additional agreed to 11 days daily rent for March 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 14, 2026 at 4.00% annually on the balance outstanding.

May 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date (March 4, 2026)	\$4,049.88
11 Additional Days in March 2026 from March 5, 2026 to March 15, 2026	\$687.17
Application Filing Fee	\$186.00
Less the last month's rent deposit	- \$1,900.00
Less the interest owed on the last month's rent deposit	- \$15.36
Total amount owing to the Landlord	\$3,007.69