



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-024467-26

In the matter of: Basement, 372 WOODBINE AVE
TORONTO ON M4L 3P6

Between: Farah Machher Landlord

and

Melissa Cozry Tenant

Farah Machher (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Cozry (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The parties attended a hearing scheduled on April 29, 2026 by videoconference.

The Landlord, the Landlord's Representatives Alvin Leung, Law Practice Student Mollie McLaughlin, and Student Kyle Peraea (observing only), and the Tenant's Representative James Dondo engaged in private settlement discussions. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$1,592.00. It is due on the 1st day of each month.
- 2) Based on the Monthly rent, the daily rent/compensation is \$52.34. This amount is calculated as follows: \$1,592.00 x 12 months, divided by 365 days.
- 3) The Tenant has paid \$400.00 to the Landlord since the application was filed.
- 4) The rent arrears owing to April 30, 2026 are \$5,968.00.
- 5) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

- 6) The Landlord waives all rent arrears and costs owing from January 1, 2026 to May 16, 2026.
- 7) There is no last month's rent deposit.
- 8) The Tenant will vacate the unit and move all vehicles from the parking areas of the rental unit by 6pm on May 16, 2026.
- 9) The Tenant will not use the Landlord's facilities for disposal of items or furniture.
- 10) Any items left in the rental unit after 6pm on May 16, 2026 will be deemed abandoned and disposed of by the Landlord.
- 11) No costs are awarded to either party for this matter.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before May 16, 2026.**
2. The Tenant shall pay the Landlord compensation of \$52.34 per day for the use of the unit starting May 17, 2026 to the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before May 16, 2026, then starting May 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 17, 2026.
5. This order is in full and final settlement of this application.

May 7, 2026
Date Issued

Denise Hannivan
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 November 17, 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.