



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

File Number: LTB-L-014170-26

In the matter of: 58 Raspberry Trail
Thorold ON L2V5E3

Between: Zahid Hussain Ansari Landlord

And

Valdeshia Lisa Jackie Bethel Tenants
Kieshan Sharee Walkes

Zahid Hussain Ansari (the 'Landlord') applied for an order to terminate the tenancy and evict Valdeshia Lisa Jackie Bethel and Kieshan Sharee Walkes (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord was self-represented.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of April 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$1,800.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$9,786.00 including arrears of rent (\$9,600.00) and costs (\$186.00) up to April 30, 2026.
4. The Landlord is not holding a last month's rent deposit.

5. Although all parties understand that both Tenants are jointly and severally liable, all parties agree that the Tenant, Valdeshia Bethel, is the one who owes these funds to the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. The Tenants shall pay the Landlord \$9,786.00 representing arrears of rent (\$9,600.00) up to April 30, 2026 plus the application filing fee (\$186.00).
5. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenants do not vacate the rental unit on or before April 30, 2026, the Tenants shall also pay the Landlord compensation of \$59.18 per day starting May 1, 2026 and continuing until the date the Tenants vacate the rental unit.

May 8, 2026
Date Issued

Angela McLaughlin
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 November 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.