



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010187-26

In the matter of: Basement, 205 LA ROCCA AVE
Vaughan ON L4H2M3

Between: Farida Rab Nawaz Landlord

And

Dainian Leonard Dixon Tenant

Farida Rab Nawaz (the 'Landlord') applied for an order to terminate the tenancy and evict Dainian Leonard Dixon (the 'Tenant') because:

- The Tenant did not pay the rent that the Tenant owes.
- The Tenant did not pay utilities costs that they were required to pay under the terms of the Tenancy.

Mediation was held on April 27, 2026. The following parties participated in the mediation: The Landlord's representative, Shahid Mirza, the Landlord, Farida Rab Nawaz, and the Tenant, Dainian Leonard Dixon. Also present was, Rab Nawaz Choudhry, supporting the Landlord.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,850.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$60.82. This amount is calculated as follows: \$1,850.00 x 12, divided by 365 days.
4. The Tenant has paid \$2,950.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$7,850.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

8. The Landlord agrees to withdraw the L2 portion of this application.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and **the Tenant must move out of the rental unit on or before May 3, 2026.**
2. In full and final exchange for termination of the tenancy and vacant possession of the unit on or before May 3, 2026, the Landlord shall waive all rent arrears owing to the date of the hearing and daily compensation thereafter.
3. If the unit is not vacated on or before May 3, 2026, then starting May 4, 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 4, 2026.
5. If the Tenant does not move out of the rental unit on or before May 3, 2026 then the rent waiver in paragraph 2 will become null and void and the Tenant shall pay to the Landlord **\$7,828.14**. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$60.82 per day for the use of the unit starting April 28, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 4, 2026 at 4.00% annually on the balance outstanding.

May 14, 2026
Date Issued

Kevin Kordahi
Member, 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 4, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay if the Tenant does not move out on or before May 3, 2026

Rent Owing To Hearing Date	\$10,592.14
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$2,950.00
Total amount owing to the Landlord	\$7,828.14
Plus daily compensation owing for each day of occupation starting April 28, 2026	\$60.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	