



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

File Number: LTB-L-015747-26

In the matter of: 45 RICHMOND ST
CHATHAM ON N7M1N5

Between: Aziz Nur Landlord

And

Keysha Anglin Tenant
Shekeya Martin-Anglin

Aziz Nur (the 'Landlord') applied for an order to terminate the tenancy and evict Keysha Anglin and Shekeya Martin-Anglin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 5, 2026.

The Landlord, Aziz Nur, the Landlord's Agent, Jacqueline L'Ecuyer and the Tenant, Keysha Anglin attended the hearing. The Tenant present confirmed she had the authority to consent on behalf of the Tenant, Shekeya Martin-Anglin who was not present at the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation.

The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for May 23, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,300.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.

6. The rent arrears owing to May 31, 2026, are \$11,350.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The parties agreed, the Tenant owes the arrears and costs by June 1, 2026, also if the Tenant fails to pay by June 1, 2026, the Landlord can only collect interest on the arrears and costs as of June 1, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on May 23, 2026.
2. The Tenant shall pay the Landlord, \$11,536.00 for rent arrears and costs up to May 31, 2026.
3. The Tenant shall pay the amount owing in paragraph (2) in accordance with the following schedule: On or before May 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before May 23, 2026, then starting May 24, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 24, 2026.
7. If the unit is not vacated on or before May 23, 2026, the Tenant shall also pay the Landlord compensation of \$75.62 per day for the use of the unit starting May 24, 2026, until the date the Tenant moves out of the unit.

May 14, 2026
Date Issued

Tanya Speedie
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 26, 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.