



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

**File Number:** LTB-L-014761-26

**In the matter of:** 3601 BALA DR  
MISSISSAUGA ON L5M7N2

**Between:** PAM GHAI Landlord

**And**

USMAN TARIQ SIDDIQUE Tenant

PAM GHAI (the 'Landlord') applied for an order to terminate the tenancy and evict USMAN TARIQ SIDDIQUE (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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

The application was scheduled to be heard on May 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Andrew McMaster, the Landlord, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

**Agreed facts:**

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On February 9, 2026, the Landlord gave the Tenant an N12 notice of termination with the termination date of April 30, 2026.
3. Based on the monthly rent, the daily compensation is \$116.71. This amount is calculated as follows: \$3,550.00 x 12, divided by 365 days.

4. The Landlord collected a rent deposit of \$3,700.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit, in the amount of \$239.07 is owing to the Tenant for the period from September 1, 2023 to May 12, 2026.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$116.71 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
5. The Landlord shall apply the last month's rent deposit in the amount of \$3,700.00 to May 2026 rent.
6. The Tenant has waived his right to the Interest on the rent deposit, in the amount of \$239.07.

**May 19, 2026**  
**Date Issued**

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Michelle Forrester  
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 January 1, 2027 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.

