



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023034-26

In the matter of: UPPER UNIT, 1 MCINTYRE DR
BARRIE ON L4N2S2

Between: SAMINA SHAIKH Landlord

And

NIHAN HALL Tenant

SAMINA SHAIKH (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict NIHAN HALL (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 21, 2026. Cassandra Weatherston, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

Prior to the start of the hearing, the parties resolved the application through private discussion and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
- d. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12 months, divided by 365 days.
- e. The Tenant has not made any payments since the application was filed.
- f. The rent arrears owing to May 31, 2026, are \$16,000.00.
- g. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.

- h. There is no last month's rent deposit.
- i. The parties requested a final, non-voidable termination of this tenancy based on their agreement to terminate the tenancy. As a consequence, the Tenant does 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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the unit on or before June 20, 2026.
2. If the unit is not vacated on or before June 20, 2026, then starting June 21, 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 June 21, 2026.
4. The Tenant shall pay the Landlord \$16,186.00. This amount represents arrears of rent up to May 31, 2026, and the \$186.00 application filing fee.
5. The Tenant shall also pay the Landlord compensation of \$98.63 per day for the use of the unit starting June 1, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Joanne Lolato
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 December 21, 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.