



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023539-26

In the matter of: Lot 61, 111 PINOT CRES
Hamilton ON L8E 0J9

Between: SYED TAHSEEN AHMED RIZVI Landlord
NADIA RIZVI

And

JUDITH AKUA BOAKYEWAA Tenant

SYED TAHSEEN AHMED RIZVI and NADIA RIZVI (the 'Landlord') applied for an order to terminate the tenancy and evict JUDITH AKUA BOAKYEWAA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 21, 2026.

The Landlord, Syed Tahseen Ahmed Rizvi, the Landlord's Representative, Jasleen Narula and the Tenant, Judith Akua Boakyewaa attended the hearing. The Landlord present confirmed he had the authority to consent on behalf of the Landlord, Nadia Rizvi 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 July 9, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,500.00. It is due on the 10th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 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 June 9, 2026, are \$38,500.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the deposit is owed to the Tenant from November 10, 2023 to May 21, 2026 in the amount of \$214.12. The parties agreed this amount will be deducted from the arrears.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on July 9, 2026.
2. If the unit is not vacated on or before July 9, 2026, then starting July 10, 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 10, 2026.
4. The last month's rent deposit is applied to the last month of tenancy.
5. The Tenant shall pay to the Landlord \$38,471.88 for arrears of rent up to May 31, 2026, and this includes the filing fee and less the interest on the last month's rent deposit.
6. The Tenant shall pay the Landlord the amount owing in paragraph (5) in accordance with the following schedule: On or before July 9, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 10, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 9, 2026, then starting July 10, 2026, the Tenant shall also pay the Landlord compensation of \$115.07 per day for the use of the unit starting July 10, 2026, until the date the Tenant moves out of the unit.

May 29, 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 January 10, 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.