



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007228-26

In the matter of: 704, 235 REBECCA ST
HAMILTON ON L8R3H4

Between: 235 REBECCA STREET LIMITED Landlord

And

NARGISE MUZIRANENGE Tenant

235 REBECCA STREET LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict NARGISE MUZIRANENGE (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

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 26, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Lindsay Faria, the Landlord's agent, Aida DaSilva, and the Tenant were present. The Tenant met with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

- The tenancy shall terminate as of June 30, 2026, with enforcement provisions.
- The Landlord collected a rent deposit of \$1,893.24 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$29.19 is owing to the Tenant for the period from September 1, 2025 to May 26, 2026.

- In accordance with subsection 106(10) of the *Residential Tenancies Act, 2006* (the 'RTA'), the rent deposit shall be applied to the rent for the last month of tenancy, which in this case, is June 2026.
- The Tenant paid the Landlord for the cost of filing this application.
- For the duration of the tenancy, the Tenant shall comply with pest control instructions given by the Landlord in connection with a lawful Notice of Entry under the Residential Tenancies Act, 2006, for the purpose of pest control/treatment.
- If the Tenant does not vacate the rental unit on or before June 30, 2026, the Tenant will owe the Landlord daily rent starting July 1, 2026. Based on the monthly rent, the daily compensation is \$63.98. This amount is calculated as follows: \$1,946.12 x 12, divided by 365 days.

On consent, 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. If the unit is not vacated on or before June 30, 2026, the Tenant shall pay the Landlord compensation of \$63.98 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.

May 28, 2026
Date Issued

Nancy Fahlgren
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.