



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027619-26

In the matter of: 482 Masters Drive
Woodstock, ON N4T 0L2

Between: Paramjit Bassi Landlord

And

Taiseer Anthony Masri Tenants
Jennifer Linan Masri

Paramjit Bassi (the 'Landlord') applied for an order to terminate the tenancy and evict Taiseer Anthony Masri and Jennifer Linan Masri (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on June 8, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Legal Representative, Darlene Mezzabotta, the Landlord, and the Tenants were present at the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

The parties agreed that:

1. The parties reached consent on termination date of July 31, 2026, at the latest.
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice, or before the date the application was filed.
3. As of the hearing date, the Tenant, aiseer Anthony Masri was still in possession of the rental unit.
4. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
5. 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.

6. The Tenants have not made any payments since the application was filed.
7. The rent arrears owing to June 30, 2026, are \$35,000.00.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$3,400.00 from the Tenants 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.
10. Interest on the rent deposit, in the amount of \$168.85 is owing to the Tenants for the period from April 1, 2024, to June 8, 2026.
11. The parties reached consent on termination date of July 31, 2026, at the latest, only if the Tenant would pay to the Landlord \$3,500.00 via e-transfer for the lawful rent in June on or before June 8, 2026, at 11:59PM. The parties further agreed on consent that this amount would be subjected to Section 78 of the Act.
12. The parties understood and agreed that if the Tenants fail to make \$3,500.00 payment on or before June 8, 2026 at 11:59PM, the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants earlier than July 31, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on July 31, 2026, at the latest.
2. The Tenants must move out on or before July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 August 1, 2026.
5. The Tenants shall also pay the Landlord compensation of \$115.07 per day for the use of the unit starting August 1, 2026, until the date the Tenants move out of the unit.
6. The Total rent arrears and cost owing to June 30, 2026, are \$35,186.00.
7. The last month's rent deposit shall be applied to the last month of Tenancy in July 2026.
8. The Tenants shall pay to the Landlord \$35,017.15. This amount represents the total rent arrears and costs less \$168.85 the interest on the last month's rent deposit. If the Tenants do not pay the Landlord the full amount owing on or before July 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

Terms and Conditions

9. The Tenants shall also pay to the Landlords \$3,500.00 for the lawful rent in June on or before June 8, 2026, at 11:59PM.
10. If the Tenants fail to make any one of the payment in accordance with paragraph 9 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 8 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 12, 2026
Date Issued

Maryam Cooper
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 31, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before June 23, 2026:

Rent Owing to June 30, 2026	\$35,000.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$35,186.00