



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

File Number: LTB-L-038763-26

In the matter of: Front Unit 3, 786 Bensette Street
Windsor ON N8X2Z1

Between: Mona Massiss Landlords
Jamal Massiss

And

David Davies Tenants
Anne-Marie Davies

Mona Massiss and Jamal Massiss (the 'Landlords') applied for an order to terminate the tenancy and evict David Davies and Anne-Marie Davies (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 26, 2026.

The Landlords were self-represented.

The Tenants were self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of May 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do 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.
2. The lawful monthly rent is \$1,500.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlords is \$7,201.00 including arrears of rent (\$7,000.00) and costs (\$201.00) up to May 31, 2026.
4. The Landlords are not holding a last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords 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 Landlords on or after June 1, 2026.
4. The Tenants shall pay the Landlords \$7,201.00 representing arrears of rent (\$7,000.00) up to May 31, 2026 plus the application filing fee (\$201.00).
5. If the Tenants do not pay the Landlords the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenants do not vacate the rental unit on or before May 31, 2026, the Tenants shall also pay the Landlords compensation of \$49.32 per day starting June 1, 2026 and continuing until the date the Tenants vacate the rental unit.

June 10, 2026
Date Issued

Angela McLaughlin
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 1, 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.