



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

File Number: LTB-L-033102-26-SA

In the matter of: 122, 590 NORTH SERVICE RD
STONE CREEK ON L8E0K5

Between: Muhammad Hannan Landlord

And

James Wilson Tenant

Muhammad Hannan (the 'Landlord') applied for an order to terminate the tenancy and evict James Wilson (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on June 18, 2024 with respect to application LTB-L-006574-24. The Landlord's application was resolved by order LTB-L-033102-26, issued on April 20, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-033102-26. The motion was scheduled to be heard on June 10, 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 Tenant's motion. They requested an order on consent. The matter was referred to a Dispute Resolution Officer (DRO) to assist in finalizing the terms and issue the requested order.

The Landlord's Representative George Berger, The Landlord and the Tenant, were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The current lawful rent is \$2,650.00 It is due on the first day of each month. As of the hearing date, the Tenant was still in possession of the rental unit.
2. Based on the Monthly rent, the daily rent/compensation is \$87.12. This amount is calculated as follows: \$2,650.00 x 12, divided by 365 days.
3. The Tenant has not made any payments since the application was filed.
4. The rent arrears owing to June 30, 2026 is \$5,753.30.
5. There is no last month's rent deposit.

It is ordered on Consent that:

1. The motion to set aside Order LTB-L-033102-26, issued on April 20, 2026, is granted.
2. Order LTB-L-033102-26, issued on April 20, 2026, is set aside and cannot be enforced.
3. The terms as set out in the previous order issued on June 18, 2024, with respect to LTB-L-006574-24 are replaced with the following terms:
4. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$5,753.30 if the payment is made on or before June 30, 2026.
5. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 30, 2026.**
6. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,753.30(**Less any payments made by the Tenant after the hearing date on June 10, 2026**). This amount includes rent arrears owing up until June 30, 2026.
7. The Tenant shall also pay the Landlord compensation of \$87.12 per day for the use of the unit starting June 11, 2026 until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
9. 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.
10. 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.

June 15, 2026
Date Issued

Monique Browne
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 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.