



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

**File Number:** LTB-L-022512-26

**In the matter of:** Basement Unit, 86 ROYAL LINKS CIR  
BRAMPTON ON L6P 2W9

**Between:** Najma Sajjad Landlord  
  
**and**  
  
Heather Noel Tenant

Najma Sajjad (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Noel (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The parties attended a Hearing scheduled on June 10, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord, the Landlord's Representative Carson Frankum, and the Tenant participated in the mediation. The Landlord's Witness and Daughter, Sahar Sajjad, was only present for the recording of the terms of the order. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

### **Agreed facts:**

- 1) The current rent is \$850.00. It is due on the 1<sup>st</sup> day of each month.
- 2) The Landlord compensated the Tenant an amount equal to one month's rent on May 28, 2026.
- 3) Based on the Monthly rent, the daily rent/compensation is \$27.95. This amount is calculated as follows: \$850.00 x 12 months, divided by 365 days.

- 4) The Landlord collected a rent deposit of \$850.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit shall only be applied to the last rental period of the tenancy as the tenancy is terminated.
- 5) Interest on the rent deposit, in the amount of \$160.21 is owing to the Tenant for the period from February 1, 2016 to June 10, 2026. Additional interest will be owed to the Tenant up to the day before the rent deposit is applied to the last rental period of the tenancy.
- 6) The Landlord also collected a security deposit of \$300.00 from the Tenant and this deposit is still being held by the Landlord. The Landlord shall reimburse the Tenant \$300.00 by the date of termination.
- 7) The Tenant will only pay rent up to the day the Tenant vacates the rental unit. If the Tenant vacates August 30, 2026 and the rent deposit has been applied to August rent, The Landlord will reimburse the Tenant \$27.95 for one day of rent for August 31, 2026.
- 8) The Tenant will provide the Landlord with five (5) days written notice if the Tenant intends to vacate the rental unit earlier than August 30, 2026.

**On consent of the parties, it is ordered that:**

1. The application is amended to correct the address of the rental unit by adding "Basement Unit" and adding the last month rent deposit information.
2. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before August 30, 2026.**
3. The Landlord shall pay to the Tenant \$300.00 for the security deposit and \$160.21 for interest on the rent deposit up to June 10, 2026 PLUS all additional interest owed.
4. If the Tenant vacates the unit on or before August 30, 2026, and has already paid rent and/or the rent deposit has been applied to the full rental period, the Landlord shall reimburse the Tenant for the unused portion of the rent/deposit on a per diem basis (\$27.95 per day) back to the date the Tenant vacated.
5. The Landlord shall pay to the Tenant the full amount owing per paragraphs 3 and 4 of this order on or before *the date the Tenant vacates the unit*, which may be earlier than August 30, 2026.
6. If the unit is not vacated on or before August 30, 2026, then starting August 31, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 31, 2026.

8. This order is in full and final settlement of this application.

**June 15, 2026**  
**Date Issued**

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Denise Hannivan  
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 February 28, 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.