



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024366-26

In the matter of: Basement, 15 ATTMAR DR
BRAMPTON ON L6P 2R4

Between: Krisendat Mangrue Landlord

and

Oladimeji Abdul Azeez Tenant

Krisendat Mangrue (the 'Landlord') applied for an order to terminate the tenancy and evict Oladimeji Abdul Azeez (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled for a videoconference hearing on June 10, 2026.

The Landlord's Representative Shalini Puri and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant did not receive legal advice about this application.

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 Landlord has not yet compensated the Tenant an amount equal to one month's rent. This could affect outcomes at a merits hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The Landlord agrees to waive collection of rent from the Tenant for July 2026 as compensation for the N12 Notice.

- 3) The current rent is \$1,016.13. It is due on the 1st day of each month.
- 4) Based on the monthly rent, the daily compensation is \$33.41. This amount is calculated as follows: \$1,016.13 x 12 months, divided by 365 days.
- 5) The Landlord collected a rent deposit of \$1,016.13 from the Tenant and this deposit is still being held by the Landlord. This deposit shall be applied to the last rental period of the tenancy as the tenancy is terminated.
- 6) Interest on the rent deposit, in the amount of \$112.14 is owing to the Tenant for the period from May 1, 2020 to June 10, 2026. Additional interest will be owed to the Tenant up to the day before the rent deposit is applied.
- 7) The Tenant will only pay rent up to the day the Tenant vacates the rental unit.
- 8) The Tenant will provide the Landlord with five (5) days written notice if the Tenant intends to vacate the rental unit earlier than October 31, 2026.

It is ordered on consent of the parties that:

1. The application is amended to correct the rent amount to \$1,016.13 and add the last month rent deposit information – \$1,016.13 collected May 1, 2020.
2. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before October 31, 2026.**
3. The Landlord shall pay to the Tenant \$112.14 in interest on the rent deposit for the period May 1, 2020 to June 10, 2026 PLUS all additional interest owed.
4. If the Tenant vacates the unit before October 31, 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 (\$33.41 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 October 31, 2026.
6. If the unit is not vacated on or before October 31, 2026, then starting November 1, 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 November 1, 2026.
8. The Tenant shall also pay the Landlord compensation of \$33.41 per day for the use of the unit starting November 1, 2026 until the date the Tenant moves out of the unit.

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

June 17, 2026
Date Issued

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 May 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.