



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

File Number: LTB-L-031782-26

In the matter of: BASEMENT UNIT - 2 BEDROOM, 22
RUFFORD DR
BRAMPTON ON L6P1E6

Between: FARRUKH ABBAS Landlord
FARHEEN FATIMA JAFRI

And

ANGELA HINKSON Tenant
JASMINE HINKSON
JALISA HINKSON

FARRUKH ABBAS and FARHEEN FATIMA JAFRI (the 'Landlord') applied for an order to terminate the tenancy and evict ANGELA HINKSON, JASMINE HINKSON and JALISA HINKSON (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 16, 2026. The following parties participated in the mediation: The Landlord's representative, Shikha Kapoor, and the Tenant, Angela Hinkson and Jasmine Hinkson (who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of August 15, 2026.
2. The rent is \$950.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$31.23. This amount is calculated as follows: \$950.00 x 12, divided by 365 days.
4. The rent arrears owing to June 30, 2026 are \$2,940.00.
5. There is no last month's rent deposit.
6. The Landlord has waived the cost of the application filing fee.

7. The Landlord agrees to waive \$2,940.00 which represents rent arrears to the end of June 30, 2026, providing the Tenant vacates the rental unit on or before August 15, 2026 and pays rent for the rental period of July 2026 on or before July 15, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 15, 2026.
2. The Tenant owes the Landlord \$2,940.00, which represents rent arrears owing to June 30, 2026.
3. The Tenant shall pay to the Landlord the rent for the rental period July 2026 in full and on or before July 15, 2026.
4. If the Tenant vacates the rental unit on or before August 15, 2026 and complies with paragraph 3 of this order the Landlord agrees to waive \$2,940, which is the entire amount owing under paragraph 2 of this order.
5. If the Tenant does not vacate the rental unit on or before August 15, 2026 or does not comply with paragraph 3 of this order, the full balance of arrears owed to the Landlord by the Tenant in accordance with paragraph 2 of this order will be come immediately due and owing.
6. If the Tenant does not pay the Landlord the full amount owing on or before August 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 16, 2026 at 4.00% annually on the balance outstanding.
7. The Tenant shall also pay the Landlord compensation of \$31.23 per day for the use of the unit starting August 16, 2026 to the date the Tenant moves out of the unit.
8. If the unit is not vacated on or before August 15, 2026, then starting August 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 16, 2026.

June 22, 2026

Date Issued

Rolland Roopchand

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 16, 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.