



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-021415-26

In the matter of: 108 DORSET RD
SCARBOROUGH ON M1M2T1

Between: Terri Dillon Tenant

And

Mohammed Hossain Landlord

And

A.M.M Toha Purchaser

Terri Dillon (the 'Tenant') applied for an order determining that Mohammed Hossain (the 'Landlord') and A.M.M Toha (the 'Purchaser') gave a notice of termination in bad faith.

The application was scheduled to be heard by video conference on June 18, 2026.

The parties elected to participate in LTB facilitated mediation with the assistance of Maryam Cooper, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The Landlord and the Purchaser's Legal representative, Mohammed Jacquesson, The Landlord, the purchaser and the Tenant were present.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is agreed that:

Mohammed Jacquesson represented both the Landlord and the purchaser.

On consent of the parties, it is ordered that:

1. The Tenancy between the Landlord and Tenant was terminated on September 1, 2025.

2. The Tenant moved out on September 1, 2025.
3. The Landlord shall pay to the Tenant \$2,000.00. This amount represents compensation and costs.
4. The Landlord shall pay the amount in paragraph 3 of this order on or before July 18, 2026.
5. If the Landlord does not pay the Tenant the full amount owing in accordance with this order, then on the day following the date of default, the full balance owing under paragraph 3 of this order shall become payable and the monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006* (the 'Act').
6. This order resolves all issues between the Landlord and the Tenant arising from the tenancy.

June 24, 2026
Date Issued

Maryam Cooper
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.