



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

File Number: LTB-L-030879-26

In the matter of: G-1, 830 SIMCOE STREET NORTH
OSHAWA ON L1G4V8

Between: Mohammed Ghori Landlord

And

Peter Linkletter Tenants
Jennifer Beausoleil

Mohammed Ghori (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Peter Linkletter and Jennifer Beausoleil (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Tenant raised s. 82 Issues.

The application was scheduled to be heard on June 15, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord, and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application. The parties also agree this order deals with all issues that could arise on a Tenant application to June 15, 2026.

The parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.

3. The lawful rent is \$1,600.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.60. This amount is calculated as follows: \$1,600.00 x 12, divided by 365 days.
5. The rent arrears owing to June 30, 2026, are \$5,675.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$1,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants shall vacate the unit on or before August 31, 2026.
2. The Tenants shall pay rent for July 2026 as follow
 - a) \$800.00 on or before July 17, 2026
 - b) \$800.00 on or before August 1, 2026.
3. The last month rent deposit shall apply to the last month of the Tenancy.
4. The Tenants owe the Landlord \$5,861.00. This amount represents \$5,675.00 for arrears of rent to June 30, 2026, and \$186.00 the cost of filing the application.
5. In full and final exchange of the Tenants providing vacant possession of the unit on or before August 31, 2026, the Landlord shall waive all arrears outlined in paragraph 4.
6. If the Tenants fail to provide vacant possession on or before August 31, 2026, the Tenants shall pay \$5,861.00 as outlined in paragraph 4 on or before September 1, 2026.
7. The Tenants shall also pay the Landlord compensation of \$52.60 per day for the use of the unit starting September 1, 2026, until the date the Tenants move out of the unit.
8. If the Tenants do not pay the Landlord the full amount owing in paragraph 6 on or before September 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from September 2, 2026, at 4.00% annually on the balance outstanding.

9. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.

June 26, 2026
Date Issued

Dillanique Knight
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 March 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.