



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037485-26

In the matter of: 42 WALTON CRT
OTTAWA ON K1V9T1

Between: Fahel & Co Landlord

And

Lucas Estienne Tenant

Fahel & Co (the 'Landlord') applied for an order to terminate the tenancy and evict Lucas Estienne (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 heard by videoconference on June 22, 2026.

The Landlord's Legal Representative, Grace George, the Landlord Quyen Du, the Tenant's Legal Representative, Ahmad Alzameli, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The Parties Agree That:

1. The parties agree that the Landlord shall pay to the Tenant via email transfer using the Tenant's email address which is as follows: lucas@estienne.sh
2. The parties agree that the Landlord shall provide a reference letter to the Tenant on or before July 21, 2026 which shall state that the Tenant is an excellent Tenant and pays rent in full and on time.
3. The parties agree that the tenancy between the Landlord and the Tenant terminates on or before July 21, 2026. Should the Tenant vacate prior to July 21, 2026, the Tenant shall provide to the Landlord ten days' notice.

4. The Tenant provided the Landlord with a last month's rent deposit in the amount of \$2,450.00 on November 20, 2023. The Landlord has not paid any interest. The parties agree that commencing July 1, 2026, the last month's rent deposit including the interest is \$2,564.00 and shall be applied starting July 1, 2026. The Tenant shall pay rent up to the date the Tenant vacates. Any unused rent shall be credited to the Tenant.

It is ordered on Consent That:

1. The Landlord shall pay to the Tenant \$6,000.00 in compensation, \$75.00 for the key deposit, \$300.00 in moving expenses which totals \$6,375.00 on or before June 30, 2026.
2. The Landlord shall also pay to the Tenant \$2,564.00 which is equivalent to one month's rent for compensation in accordance with section 48.1 of the *Residential Tenancies Act, 2006* (the 'Act') on or before June 30, 2026.
3. If the Landlord does not pay the Tenant the full amount owing as per paragraph 1 and 2 of this order on or before June 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
4. The Tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 21, 2026.
5. If the unit is not vacated on or before July 21, 2026, then starting July 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 July 22, 2026.
7. This resolves all matters in the L2 application.

June 24, 2026
Date Issued

Paula West Oreskovich
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.