



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

File Number: LTB-L-039000-26

In the matter of: Basement, 113 EDUCATION RD
BRAMPTON ON L6P3P1

Between: Samira Sliman
Wissam Dawood Landlords

And

Sarkis Moura
Johny Moura Tenants

Samira Sliman and Wissam Dawood (the 'Landlords') applied for an order to terminate the tenancy and evict Sarkis Moura and Johny Moura (the 'Tenants') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was heard by videoconference on June 22, 2026. The Landlord's legal representative Naseer Ahmed, the Landlord Samira Sliman, and the Tenants attended the hearing. Tenant Johny Moura had authorization to speak on behalf of Tenant Sarkis Moura.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenancy between the Landlords and Tenants will terminate on November 30, 2026.
2. The parties agree that compensation equal to one month's rent for the N12 Notice of Termination was paid to the Tenants on May 31, 2026.
3. The Tenants can vacate the rental unit prior to November 30, 2026 without penalty, provided ten (10) days written notice is given to the Landlords.

4. The lawful rent is \$1,300.00. It is due on the 1st day of each month.
5. Based on the monthly rent, the daily compensation is \$42.74. This amount is calculated as follows: \$1,300.00 x 12, divided by 365 days.
6. The Landlords collected a rent deposit of \$1,100.00 from the Tenants and this deposit is still being held by the Landlords.
7. Interest on the rent deposit, in the amount of \$176.27 is owing to the Tenants for the period from October 1, 2017 to June 22, 2026.
8. The Landlords agree to pay the Tenants compensation in the amount of \$1,000.00 in exchange for agreeing to a tenancy termination date of November 30, 2026.
9. The parties agree that if the Landlord fails to pay the Tenants compensation in the amount of \$1,000.00 on or before November 1, 2026, then the date of termination will be extended to December 31, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before November 30, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlords owe on the rent deposit is \$1,276.27. However, the Landlords are authorized to deduct from the amount owing to the Tenants \$42.74 per day for compensation for the use of the unit starting November 1, 2026 until the date the Tenants move out of the unit.
3. The Landlords shall pay the Tenants compensation in the amount of \$1,000.00 on or before November 1, 2026.
4. If the Landlords fail to pay the Tenants compensation pursuant to paragraph 3, then the date of termination specified in paragraphs 1 and 6 shall be extended to December 31, 2026.
5. If the Landlords fail to pay the compensation pursuant to paragraph 3, then the date the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords shall be extended to January 1, 2027. In addition, the deadline for enforcing the eviction under section 81 of the Act, will extend to July 1, 2027.
6. If the unit is not vacated on or before November 30, 2026, then starting December 1, 2026, the Landlords 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 Landlords on or after December 1, 2026.

June 26, 2026
Date Issued

Sandra Sabourin
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 June 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.