



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035948-26

In the matter of: 302, 155 CHARLTON AVE E
HAMILTON ON L8N1Y8

Between: The Effort Trust Company Landlord

And

Marie Sela Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Marie Sela (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was heard by videoconference on June 23, 2026. The Landlord's legal representative Abdulrahman Asiri and the Tenant attended the hearing.

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, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on August 31, 2026.
2. The lawful rent is \$1,290.16. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily compensation is \$42.42. This amount is calculated as follows: $\$1,290.16 \times 12$, divided by 365 days.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$1,191.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$105.43 is owing to the Tenant for the period from November 1, 2022 to June 23, 2026.
6. The Tenant agrees to pay the rent for July 2026 in full and on time.
7. The parties agree that the last month's rent deposit will be applied to the August 1, 2026 rental period, because this is the last month of the tenancy.

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 31, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$1,296.43. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$42.42 per day for compensation for the use of the unit starting June 24, 2026 until the date the Tenant moves out of the unit.
3. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
4. 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.
5. 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.
6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 29, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 30, 2026 at 4.00% annually on the balance outstanding.

June 25, 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 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.