



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037200-26

In the matter of: 2, 11 CAMPBELL REID CRT
KANATA ON K2K1X7

Between: Najma Bhatti Landlord

And

Bernice Cain Tenant

Najma Bhatti (the 'Landlord') applied for an order to terminate the tenancy and evict Bernice Cain (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.

This application was scheduled to be heard on June 24, 2026.

The Landlord's Legal Representative Grace George and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. The Landlord gave the Tenant an N12 notice of termination with the termination date of March 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord's child.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by March 31, 2026, via a waiver of one month's rent.
3. The Landlord collected a rent deposit of \$2,400.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$63.38 is owing to the Tenant for the period from March 23, 2025, to June 24, 2026. The Landlord agrees to pay the Tenant the interest owing by July 31, 2026.
4. The Tenant will advise the Landlord and the Landlord's Legal representative when the keys to the unit are returned.

5. The Landlord's Legal Representative undertook to ensure the Tenant receives a refund of the agreed upon 25% of utilities for the final period within 30 days of the Tenant paying the final bill.
6. The rent deposit will apply to the last month of the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 August 1, 2026.

June 26, 2026
Date Issued

Melinda Jamieson
Hearing 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 February 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.