



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016329-26

In the matter of: 48 Leahurst Dr
Scarborough ON M1L 2C4

Between: Faran Ferris Mohammed Landlord

And

Joanne Webster Tenant

Faran Ferris Mohammed (the 'Landlord') applied for an order to terminate the tenancy and evict Joanne Webster (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 parties attended a hearing on May 25, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord and the Tenant were present. The Tenant spoke to Duty Counsel prior to mediation.

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.

The parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord in good faith requires possession of the rental unit for the purpose of their own residential occupation for a period of at least one year.
3. The Landlord has compensated the Tenant an amount equal to one month's rent by March 31, 2026.
4. The Landlord collected a rent deposit of \$1,100.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$186.08 is owing to the Tenant for the period from April 1, 2017, to May 25, 2026.

5. The rent deposit and interest shall be applied to the last 30 days of the tenancy.
6. The parties agreed to the termination date of July 31, 2026.

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

Roxanne Theriault
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, 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.