



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

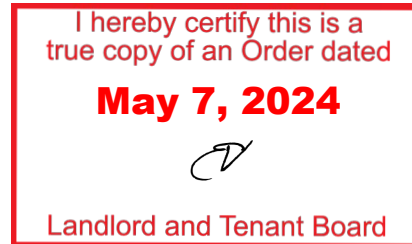
File Number: LTB-L-099213-23
LTB-L-003749-24

In the matter of: 5013 Northern Lights Cir
Mississauga Ontario L5R2P7

Between: Fahd Ahmed

And

Ammar Mhd Safi



Landlord

Tenant

Fahd Ahmed (the 'Landlord') applied for an order to terminate the tenancy and evict Ammar Mhd Safi (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 April 24, 2024.

The Landlord, the Landlord's Legal Representative F. Alvi, the Tenant and the Tenant's Legal Representative P. Chhabra attended the hearing.

The parties before the LTB consented to the following order.

Determinations:

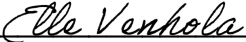
1. The parties agreed to a combine the Landlord's L1 Application LTB-L-003749-24 with this L2 Application LTB-L-099213-23 and asked for an order on consent.
2. The parties seek to vacate the hearing date scheduled on May 21, 2024 for LTB-L-003749-24.
3. The monthly rent is \$3,500.00. The Landlord collected a rent deposit of \$3,500.00 from the Tenant and this deposit is still being held by the Landlord.
4. I was satisfied that the parties each voluntarily entered into the agreement based on their fully informed consent.

It is ordered on consent that:

1. The hearing of the Landlord's L1 application LTB-L-003749-24 scheduled for May 21, 2024 is cancelled.
2. The tenancy between the Landlord and the Tenant is terminated on a non-voidable basis, effective May 31, 2024.

3. If the rental unit is not vacated by May 31, 2024, then starting June 1, 2024, the Landlord may file this Order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. The Sheriff is requested to expedite the enforcement of this order.
4. The Landlord waives the rent owed by the Tenant for the month of December 2023 in lieu of compensation to be paid to the Tenant for the N12 notice of termination under section 48.1 of the Act.
5. Provided the Tenant gives vacant possession to the Landlord on or before May, 31, 2024, the following shall apply in respect of arrears of rent and the application of the last month's rent deposit:
 - a. The \$700.00 rent arrears owing for the month of January 2023 is waived by the Landlord.
 - b. The \$3,500.00 rent arrears owing for the month of March 2023 is waived by the Landlord.
 - c. The monthly rent owing for the months of January 2024, February 2024 and March 2024, for a total of \$14,000.00, is waived by the Landlord.
 - d. The last month's rent deposit of \$3,500.00 shall be applied to the last month of the tenancy, for the period between May 1, 2024 to May 31, 2024.
6. In the event the Tenant does not provide vacant possession of the unit to the Landlord on or before May 31, 2024, then the arrears of rent in the total amount of \$18,200.00 for the period ending on April 30, 2024 and the \$186.00 for the costs of filing the application shall become due and payable.
7. If the Tenant does not pay the Landlord the full amount owing in paragraph 6 on or before June 1, 2024 the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2024 at 7.00% annually on the balance outstanding.
8. The Tenant shall also pay the Landlord compensation of \$115.06 per day for the use of the unit starting June 1, 2024 until the date the Tenant gives vacant possession to the Landlord.
9. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

May 7, 2024
Date Issued



Elle Venhola
Member, 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 November 12, 2024 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.