



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

Citation: Barder v Sheffield, 2024 ONLTB 56167

Date: 2024-08-02

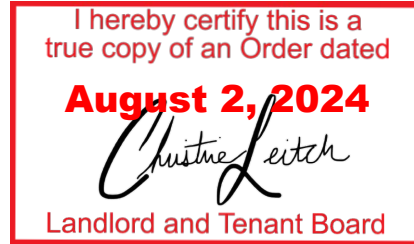
File Number: LTB-L-024749-24/
LTB-L-023526-24/
LTB-T-048076-24

In the matter of: 6, 74 ELLIS AVE
HAMILTON ON L8H4L9

Between: Ayesha Asghar

And

Kimberley Sheffield
Stephanie Morsley



Landlord

Tenants

Ayesha Asghar (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberley Sheffield and Stephanie Morsley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owes.

The parties attended a hearing on July 17, 2024, the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Christine Leitch. The Landlord's Legal Representative, Lisa Barder, the Landlord, Ayesha Asghar, and the Tenants, Kimberley Sheffield and Stephanie Morsley, participated in the mediation.

The parties requested to resolve LTB-L-024749-24 (L1 application), LTB-L-023526-24 (L2 application), and LTB-T-048076-24 (T2/T5 application).

As a result of the mediation the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Landlord paid the Tenants the required compensation in accordance with the N12 notice on April 1, 2024.

It is ordered on consent that:

1. The application is amended to remove Sandra Monahan as a party.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must vacate the unit on or before September 15, 2024.

3. If the unit is not vacated on or before September 15, 2024, then starting September 16, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 16, 2024
5. The last month's rent deposit shall be applied to August 2024 rent, the last month of the tenancy.
6. Interest owing on the last month's rent deposit shall be applied to the arrears.
7. Landlord waives all remaining arrears of rent up to July 31, 2024.
8. The Landlord waives the daily rent from September 1, 2024, to September 15, 2024.
9. The Landlord waives the application filing fee.
10. The Tenants shall pay \$72.32 for each day they remain in the rental unit past the termination date set out in this order. This amount was calculated as follows:

$$\frac{\$2,200.00 \times 12}{365} = \$72.32$$

11. The Tenants withdraw the T5 portion of their application, LTB-T-048076-24.
12. This order is in full and final satisfaction of all matters in dispute regarding this tenancy up to July 17, 2024.

August 2, 2024
Date Issued



Christine Leitch
Hearings Officer, Landlord and Tenants 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 of this order relating to the eviction expires on March 16, 2025 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.