



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

File Number: LTB-L-104679-24

In the matter of: 5212 BROOKWOOD CRT
MISSISSAUGA ON L5V2N8

Between: SHYAM DINESH VYAS Landlord
KAVITA SHYAM VYAS

And

UMAIR BHATTI Tenant
SABEEHA BHATTI

SHYAM DINESH VYAS and KAVITA SHYAM VYAS (the 'Landlord') applied for an order to terminate the tenancy and evict UMAIR BHATTI and SABEEHA BHATTI (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 heard by videoconference on September 15, 2025.

The Landlord, the Landlord's witness, Aishwaria Vyas, and the Tenant's legal representative, Tanya Dickie, the Tenant's legal representative, Sarah Teal, the Tenant, Umair Bhatti, attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 consequences of the joint submission.

The parties agree:

1. The parties agreed that the Tenant is vacating the rental unit pursuant to an N12 notice of termination.

2. The parties agreed that a last month's rent of \$1,700.00 is being held by the Landlord and no interest has been paid to the Tenant.
3. The parties agreed that the last month's rent will be applied to the month of June 2026.
4. The parties agreed that the Tenant can terminate the tenancy sooner than June 30, 2026 as long as they give the Landlord 10 days notice that they intend to move out.
5. The parties agreed that the Landlord shall provide the Tenant with a reference letter prior to June 30, 2026.
6. The parties agreed that the Landlord will waive the \$186.00 for the cost of filing the application.

On consent, 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 June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

January 7, 2026
Date Issued

Teresa Hunt
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.