



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

File Number: LTB-L-090537-25

In the matter of: Unit 3, 575 HURON ST
Etobicoke ON M5R2R6

Between: Kishor Jani Landlord

And

Brent Cameron Delaney Tenant

Kishor Jani (the 'Landlord') applied for an order to terminate the tenancy and evict Brent Cameron Delaney (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 January 6, 2026.

The Landlords representative Mr. Dillon and the Tenant attended the hearing. The parties have consented to the terms herein.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 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 February 1, 2026.
4. The required one month compensation has been paid to the Tenant.
5. The last month rent deposit in the amount of \$1,375.00 has been applied to the lawful rent for the month of January 2026.

January 8, 2026

Date Issued

Suzy Franklyn
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, the part of this order relating to the eviction of the Tenant expires on July 1, 2026, 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.