



**AMENDED ORDER**  
**Order under Section 77**  
**Residential Tenancies Act, 2006**  
And section 21.1 of the **Statutory Powers Procedure Act**

**File Number:** LTB-L-103611-25-AM

In the matter of: 500 HOUNSLOW AVE  
**TORONTO** ON M2R1J2

**Between:** Ojan Jamkhoul Landlord

**And**

Elia Mitchell Tenant

**Pursuant to a request filed by the Landlord on January 6, 2026, the order is clerically amended to reflect the correct city where the rental unit is located. The Member that issued the original order is away until mid January 2026. I have issued the amended order in her absence. The amendment has been bolded and underlined for ease of reference.**

Ojan Jamkhoul (the 'Landlord') applied for an order to terminate the tenancy and evict Elia Mitchell (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of February 28, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

**It is ordered that:**

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.

**December 10, 2025**

**Date Issued**

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**Kimberly Parish**

Vice Chair, Landlord and Tenant Board

**January 9, 2026**

**Date Amended**

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.

The tenant has until December 20, 2025 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by December 20, 2025 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on September 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.