



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097404-25

In the matter of: 808, 585 COLBORNE ST
BRANTFORD ON N3S0K4

Between: Sundip Multani Landlord

And

Robin Micks
Christopher Moore Tenant

Sundip Multani (the 'Landlord') applied for an order to terminate the tenancy and evict Robin Micks and Christopher Moore (the 'Tenant') because:

- L1 Application: the Tenant did not pay the rent that the Tenant owes; and,
- L2 Application: the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on January 12, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Marcus Morgan, the Landlord Sundip Multani, Landlord's Support Alireza Behnejad, and the Tenants were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

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 Tenant at the top of the Order.

The parties agreed that:

1. The parties negotiated a non-voidable termination in good faith.
2. The rent arrears owing to January 31, 2026, are \$5,300.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$2,650.00 from the Tenant and this deposit is still being held by the Landlord. This amount will be applied to the Tenant's arrears.
5. The Landlord will waive collection of the balance of arrears and the filing fee in the amount of \$2,836.00, in satisfaction of this agreement.

6. The Landlord agrees to assist the Tenants in finding a new accommodation.

On consent of the parties, 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 February 01, 2026.
2. If the unit is not vacated on or before February 01, 2026, then starting February 2, 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 2, 2026.

January 20, 2026
Date Issued

Adam Rogers
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 expires on August 2, 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.