



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

File Number: LTB-L-097099-25

In the matter of: #309, 940 CALEDONIA RD
NORTH YORK ON M6B3Y4

Between: Harrichand Ramnath Landlord
Bibi Ramnath

And

Merlyn Grant Tenants
Deirdre Morris

Harrichand Ramnath and Bibi Ramnath (the 'Landlord') applied for an order to terminate the tenancy and evict Merlyn Grant and Deirdre Morris (the 'Tenants') 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 January 13, 2026.

The Landlord's Representative, Sarah Ramnath, and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The parties agreed that the rent shall be calculated on a per diem basis as of February 1, 2026, at the rate of \$41.88 per day.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants 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.

4. The Tenants shall also pay the Landlord compensation of \$41.88 per day for the use of the unit starting February 1, 2026, until the date the Tenants move out of the unit.

January 16, 2026

Date Issued

Nicole Pedron

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.

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.