



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

File Number: LTB-L-098386-25

In the matter of: 118, 48 C LINE
ORANGEVILLE ON L9W6X9

Between: Tina Sayed Former Landlord

And

Keivan Haghighi Najafabadi Landlords
Pooran Manouri Shourabi
Mina Haghighi-Najafabadi

And

Gareth Payne Tenant

Tina Sayed (the 'Former Landlord') applied for an order to terminate the tenancy and evict Gareth Payne (the 'Tenant') because the Former Landlord has entered into an agreement of purchase and sale of the rental unit and the purchasers in good faith require possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on January 13, 2026.

The Former Landlord, the Landlord, Keivan Haghighi Najafabadi, the Landlords' Representative, Tim O'Brien, and the Tenant attended the hearing. Matthew Haghighi also attended as a support for the Landlord.

The parties before the LTB consented to the following order:

The parties agreed:

1. The Tina Sayed is now the Former Landlord, and the purchasers, Keivan Haghighi Najafabadi, Pooran Manouri Shourabi, and Mina Haghighi-Najafabadi are now the Landlords. For ease of reference the purchasers will be referred to as the "Landlords".
2. The Landlords shall be added to the application as a party.
3. The Landlords collected a rent deposit of \$1,900.00 from the Tenant and this deposit is still being held by the Landlords.

4. Interest on the rent deposit, in the amount of \$279.11 is owing to the Tenant for the period from December 12, 2017, to January 13, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords 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 Landlords 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 Landlords on or after July 1, 2026.

January 21, 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 of the Tenant expires on January 1, 2027, 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.