



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-101148-25-SA

In the matter of: 730 PLATT'S LANE
LONDON ON N6G5E5

Between: Melissa Steadman Landlord

And

Leila Bakhtiari Tenant

Melissa Steadman (the 'Landlord') applied for an order to terminate the tenancy and evict Leila Bakhtiari (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-101148-25, issued on December 9, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-101148-25.

The motion was heard by videoconference on January 14, 2026.

The Landlord and the Tenant attended the hearing. The Tenant was assisted by her son Ryan Rashidi for the purposes of interpretation.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The motion to set aside order LTB-L-101148-25, issued on December 9, 2025, is granted.
2. Order LTB-L-101148-25, issued on December 9, 2025, is cancelled and replaced with the following:
3. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. 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 July 1, 2026.

January 22, 2026

Date Issued

John Cashmore

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 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