



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

File Number: LTB-L-079962-25

In the matter of: MAIN FLOOR, 23 LIMERIDGE ST
AURORA ON L4G7S5

Between: Afsaneh Shahbaz Landlord

And

Ingrid Hoffman Tenant

Afsaneh Shahbaz (the 'Landlord') applied for an order to terminate the tenancy and evict Ingrid Hoffman (the 'Tenant') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on January 15, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Mohammed Jacquesson, the Tenant, and the Tenant's representative, Dan McIntyre, were present.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

- The tenancy shall terminate as of September 30, 2026, with enforcement provisions.
- The Landlord shall accept a minimum of fifteen (15) days' prior written notice from the Tenant if the Tenant elects to terminate the tenancy earlier than September 30, 2026. Provided the Tenant vacates the rental unit on or before the date specified in such notice, the tenancy shall terminate on that earlier date.
- There is no last month's rent on deposit.
- The Landlord waived the full amount of rent payable by the Tenant for the period from February 1, 2026 to September 30, 2026. The Tenant shall not be required to pay the Landlord the rent for this period.
- The Tenant shall continue to be responsible for the payment of the following utility bills/charges for the duration of this tenancy: Embridge, Enercare, Electra, and water.

- The Landlord and the Tenant will meet by no later than August 31, 2026 to ensure that there are no outstanding issues between the parties regarding this tenancy and to discuss and coordinate the transfer of the utilities to the Landlord.
- The Tenant was paid compensation equal to one month's rent as required by the *Residential Tenancies Act, 2006* (the 'RTA').
- Should the Tenant vacate the rental unit earlier in accordance with the above agreed upon conditions, the Landlord shall pay the Tenant \$1,100.00 for each month that the Tenant vacates earlier than September 30, 2026 and the Landlord shall pro-rate any months as necessary.
- The Tenant shall ensure that the rental unit is left in a clean, broom swept condition upon vacating the rental unit.
- If the Tenant fails to vacate the rental unit on or before September 30, 2026, the Tenant will owe daily rent starting October 1, 2026 until the tenant vacates the rental unit. Based on the monthly rent, the daily compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
- The terms as set out in this order represent a full, final, and inclusive settlement of all issues arising from this tenancy for the period up to the date of the hearing.

On consent, 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 September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
4. If the unit is not vacated on or before September 30, 2026, the Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting October 1, 2026 until the date the Tenant moves out of the unit.

January 26, 2026
Date Issued

Nancy Fahlgren
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 of the Tenant expires on April 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.