



Order under Section 69 Residential Tenancies Act, 2006

Citation: Daniels HR Corporation v Raal Investment Group Inc., 2026 ONLTB 6700

Date: 2026-01-27

File Number: LTB-L-098303-25

In the matter of: 1804, 2495 EGLINTON AVE W
MISSISSAUGA ON L5M2T2

Between: Daniels HR Corporation Landlord

And

Raal Investment Group Inc. Tenant

Daniels HR Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Raal Investment Group Inc. (the 'Tenant') because:

- the tenancy was entered into as a result of an agreement to purchase the condominium unit and the agreement has been terminated.

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

This application was heard by videoconference on January 14, 2026.

The Landlord, represented by Douglas Levitt, Sasha Annibale, the Tenant's agent Ritik Luthra, and the Tenant attended the hearing. Nicole Ferrari, the Landlord's witness also attended.

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 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. The Sheriff is requested to expedite the enforcement of this order.

January 27, 2026
Date Issued

Jeanie Theoharis

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 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.