



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

File Number: LTB-L-097788-25

In the matter of: 112, 501 BALMORAL DR
BRAMPTON ON L6T1W2

Between: 2627249 ONTARIO INC. Landlord

And

SAMUEL ERORO Tenant

2627249 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SAMUEL ERORO (the 'Tenant') because the unit was given to the Tenant for the term of the Tenant's employment which has now ended.

This application was scheduled to be heard by videoconference on January 14, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Anome Mehrabian, and the Tenant, Samuel Eroro, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Landlord agrees to waive the \$186.00 for filing the application.
3. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 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 February 1, 2026.

January 22, 2026
Date Issued

Rachael Kukoyi
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 August 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.