



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

File Number: LTB-L-101998-25

In the matter of: 814, 99 KENNEDY RD N
BRAMPTON ON L6V1X8

Between: 2761414 Ontario Inc. Landlord

And

Sean Smith Tenant

2761414 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Smith (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 heard by videoconference on January 22, 2026. Before the start of the hearing the Landlord's Representative, Anome Mehrabian, and the Tenant, Sean Smith, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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.
4. There is no last month's rent deposit.

January 29, 2026
Date Issued

Sumathi Dhanapal
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 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.