



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-005649-26

In the matter of: 92 Fortrose Cres.
North York, ON M3A 2H1

Between: Shanta Saywack-Maraj Landlord

And

Haji Saifullah Shafiq Ahmad Tenants
Bibi Ghaousya Obaidi
S. Maqsud Ahmad Obaidi
Behzad Ahmad Obaidi
Bibi Waseela Obaidi

Shanta Saywack-Maraj (the 'Landlord') applied for an order to terminate the tenancy and evict Haji Saifullah Shafiq Ahmad, Bibi Ghaousya Obaidi, S. Maqsud Ahmad Obaidi, Behzad Ahmad Obaidi, and Bibi Waseela Obaidi (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord and Tenants entered into an agreement to terminate the tenancy as of January 31, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before February 10, 2026.
2. If the unit is not vacated on or before February 10, 2026, then starting February 11, 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 11, 2026.

January 30, 2026
Date Issued

Trish Carson
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.

The Tenants have until February 9, 2026, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by February 9, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 11, 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.