



**Order under Section 69 / 88.1 / 89  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-084081-25

**In the matter of:** 2, 339 SIMCOE ST  
LONDON ON N6B1J8

**Between:** PAWEL KOWALSKI Landlord

**And**

MILAD (MASON) NADIRI Tenant

PAWEL KOWALSKI (the 'Landlord') applied for an order to terminate the tenancy and evict MILAD (MASON) NADIRI (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

This application was to be heard by videoconference on January 26, 2026. The Landlord's representative, Devon Glowka, the Landlord, Pawel Kowalski, and the Tenant, Milad (mason) Nadiri attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**The parties agree that:**

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The parties agreed to a non-voidable eviction order with a termination date of February 26, 2026.

3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord is waiving the application fee in paragraph 3 of this order.

**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 February 15, 2026.
2. If the unit is not vacated on or before February 15, 2026, then starting February 16, 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 16, 2026.

**February 2, 2026**

**Date Issued**

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**John Russett**

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 16, 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.