



Order under Sections 49 and 87(1) of the Residential Tenancies Act, 2006

File Numbers: LTB-L-031911-24 & LTB-L-049008-24

In the matter of: Unit 2, 57 Topcliff Avenue
Toronto, ON M3N1L6

Between: Jonathan (Jonny) Javanshir Landlord

and

Patrick Leckey Tenant

ORDER ON CONSENT

Procedural History of Applications

On April 16, 2024, Jonathan Javanshir (the 'Landlord') applied in a L9 application (LTB-L-031911-24) seeking an order for rent arrears that the Landlord claimed Patrick Leckey (the 'Tenant') owes. The application was converted to a written hearing at the request of the Tenant who requested an accommodation.

On June 19, 2024, the Landlord applied in a N12-based L2 application (LTB-L-049008-24) seeking an order to terminate the tenancy and evict the Tenant because the Landlord claimed that in good faith they require the rental unit for their own use for residential occupation for at least one year. The Tenant requested to change the format to a written hearing but the request was denied by Member Direction issued January 3, 2025.

On January 26, 2026, the parties mutually submitted a N11 Agreement to End the Tenancy and a settlement package. The parties requested an order on consent, for the LTB to cancel any currently scheduled hearings, and to close all open files related to these parties.

NOTE: While the parties submitted in the "*Settlement Agreement*" dated January 26, 2026 that the Tenant agrees to "*immediately and permanently withdraw the appeal of LTB File LTB-T-0110970-24*", this Board has no jurisdiction over any appeal at Divisional Court.

It is ordered on consent that:

1. The parties signed a N11 Agreement to End the Tenancy (the Landlord signed on January 23, 2026 and the Tenant signed on January 24, 2026).

2. The Landlord's requests to withdraw the L9 application and L2 application are granted. The LTB will not reschedule any adjourned virtual hearing in the L2 application. The LTB will cancel the written hearing for the L9 application.
3. The tenancy is terminated as of February 7, 2026, the termination date the parties agreed to in the N11 form. The Tenant must move out of the rental unit on or before February 7, 2026.
4. If the rental unit is not vacated on or before February 7, 2026, then starting February 8, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 8, 2026.
6. As noted in the review order LTB-T-011097-24-RV issued by this Board on December 15, 2025, the original T1/T2 order LTB-T-011097-24 issued on September 11, 2025 is confirmed and remains unchanged.
7. The parties agree that the decision rendered in the T2 portion of order LTB-T-011097-24 is final and binding.
8. The Tenant agrees to waive any monies or remedies awarded in the T1 portion of order LTB-T-011097-24, and agrees the Landlord's obligation is satisfied in full.
9. The parties agree not to pursue against each other any other applications at this Board or any other legal actions in other jurisdictions.
10. This consent order is intended to fully and finally resolve all issues in the applications and with respect to all claims and disputes regarding the residential tenancy at this rental unit between these parties.

February 9, 2026
Date Issued

Michelle Tan

Vice Chair, 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.