



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-001467-26

In the matter of: Lower Floor, 27 DENHAM DR
RICHMOND HILL ON L4C6H6

Between: Benjamin Ghotbi Landlord

And

Susana Filipa S Pedro Tenants
Aria Pedro Giorgio
Logan pedro

Benjamin Ghotbi (the 'Landlord') applied for an order to terminate the tenancy and evict Susana Filipa S Pedro, Aria Pedro Giorgio and Logan pedro (the 'Tenants') because the Tenant entered into an agreement to terminate the tenancy.

A hearing was held to consider this application.

This application was heard by videoconference on February 5, 2026. The Landlord and the Tenant Susana Filipa S Pedro attended the hearing.

On consent it is ordered that:

1. The tenancy between the Landlord and 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.

February 12, 2026

Date Issued

Greg Joy

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.

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