



February 19, 2026

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

File Number: LTB-L-108986-25

In the matter of: 1402, 395 SQUARE ONE DR
MISSISSAUGA ON L5B0P6

Between: Daniels Square One Inc. Landlord

And

2690855 Ontario Inc. Tenants
Kirit Patel
Nishaben Patel

Daniels Square One Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict 2690855 Ontario Inc. (the 'Tenant') because:

- the tenancy was entered into as a result of an agreement to purchase the condominium unit, and the agreement has been terminated.

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

This application was heard by videoconference on February 9, 2026.

The Landlords Legal Representative Douglas Levitt and the Tenants attended the hearing.

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

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants 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. The Tenant shall also pay the Landlord compensation of \$103.63 per day for the use of the unit starting February 28, 2026, until the date the Tenants moves out of the unit.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

February 19, 2026
Date Issued

Jennifer Buckminster
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.