



AMENDED ORDER
Order under Section 77
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-071946-25-AM

In the matter of: B7, 19 CANNON RD EAST
ETOBICOKE ON M8Y1R8

Between: Stefano Mazzitti Landlord

And

Jalal Aliyar Tenant

This order amends the original order issued on September 5, 2025. All changes to the original order are issued in **underlined and bolded script** and strikethrough.

Stefano Mazzitti (the 'Landlord') applied for an order to terminate the tenancy and evict Jalal Aliyar (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Request to Extend Deadline:

1. **The Landlord filed a request to extend deadline to file a request to amend an order to the Board on February 13, 2026.**
2. **The Landlord became aware on February 10, 2026, by the Sheriff's office that the enforcement could not proceed as the Landlord had incorrectly named the street direction of the rental unit which was invalid.**
3. **I have reviewed the request, and I am satisfied the request should be granted and I find no prejudice to the Tenant for an extension to be granted.**

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of July 31, 2025, and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenant did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlord for the \$186.00 application filing fee incurred.

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 **March 3, 2026**.
2. If the unit is not vacated on or before **March 3, 2026**, then starting **March 4, 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 4, 2026**.
4. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before **March 3, 2026**, the Tenant will start to owe interest. This will be simple interest calculated from **March 4, 2026**, at 4.00% annually on the balance outstanding.

September 5, 2025
Date Issued

February 20, 2026
Date Amended

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 tenant has until **March 2, 2026**, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by **March 2, 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 **September 4, 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.