



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-084212-25

In the matter of: Unit 2, 769 Dupont Street
Toronto ON M6G1Z5

Between: Pal Nadj Landlord

And

Vicky Lin Tenant

Pal Nadj (the 'Landlord') applied for an order to terminate the tenancy and evict Vicky Lin (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was to be heard by videoconference on January 26, 2026. The Landlord, Pal Nadj, the Landlord's Support person, Paula Nadj, and the Tenant Vicky Lin, attended the hearing. The Tenant did not 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.

This amended order is issued to correct clerical errors in the original order issued on February 2, 2026.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord has compensated the Tenant an amount equal to one month's rent of \$675.00 on September 24, 2025.

3. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs. The Landlord is waiving the application fee in paragraph 3 of this order above.

~~4. There is no last month's rent deposit.~~

5. **The Landlord collected a rent deposit of \$695.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$24.57 is owing to the Tenant for the period from July 31, 2024 to January 26, 2026.**

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 October 31, 2026.
2. **The Landlords are holding a last month's rent deposit and this deposit will be applied to cover the rent payable for the month of October 2026.**
3. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 November 1, 2026.

February 2, 2026

Date Issued

John Russett

Hearings Officer, Landlord and Tenant Board

February 23, 2026

Date Amended

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 May 1, 2027 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.