



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-015113-26

In the matter of: 1012, 5 EVERSON DR.
NORTH YORK ON M2N7C3

Between: Mahboubeh Taftian Landlord

And

Sarah Said Tenants
Hanad Madar

Mahboubeh Taftian (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Said and Hanad Madar (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord and Tenants entered into an agreement to terminate the tenancy as of April 1, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before April 1, 2026.
2. If the unit is not vacated on or before April 1, 2026, then starting April 2, 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 April 2, 2026.

February 24, 2026

Date Issued

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 Tenants have until March 6, 2026, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by March 6, 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 October 2, 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.