



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

**File Number:** LTB-L-015025-26

**In the matter of:** 906, 3231 Eglinton Ave E  
Toronto ON M1J3N5

**Between:** Michael Dielissen Landlords  
Joanne Shultz

**And**

Hassan Abdi Tenant

Michael Dielissen And Joanne Shultz (the 'Landlords') applied for an order to terminate the tenancy and evict Hassan Abdi (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlords and Tenant entered into an agreement to terminate the tenancy as of May 31, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

**It is ordered that:**

1. The tenancy between the Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords 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 Landlords on or after June 1, 2026.

**February 24, 2026**

**Date Issued**

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**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 6, 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 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 December 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.