



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

File Number: LTB-L-093252-25

In the matter of: 834, 830 Lawrence Ave W,
Toronto ON, M6A0B6

Between: Tseten Bajracharya Landlord

And

Hillary Umane Tenants
Danielle Grant

Tseten Bajracharya (the 'Landlord') applied for an order to terminate the tenancy and evict Hillary Umane and Danielle Grant (the 'Tenants') 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 scheduled to be heard by videoconference on February 23, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord, Tseten Bajracharya and the Tenants, Hillary Umane, and Danielle Grant participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$2,114.12. It is due on the 1st day of each month
3. The Landlord compensated the Tenants an amount equal to one month's rent on December 29, 2025.
4. The Landlord collected a rent deposit of \$1,900.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$306.98 is owing to the Tenants for the period from May 12, 2017, to February 23, 2026.

5. The Parties agree that the last month's rent and a sum of \$214.12 from the interest on deposit on the last month's rent will be applied to April 2026 rent. The outstanding balance of \$92.86 will be paid to the Tenants on or before May 15, 2026.
6. The Tenants agreed to pay March 2026 rent by March 1, 2026.
7. The Landlord agrees to waive the rent for the period of May 1, 2026, to May 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 May 16, 2026.

March 2, 2026
Date Issued

Rachael Kukoyi
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 16, 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.