



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

File Number: LTB-L-006192-25
LTB-T-036634-24

In the matter of: BASEMENT FRONT APT #1, 25 BISCAYNE
BLVD
SCARBOROUGH ON M1R1A1

Between: Rookmin Singh Landlord

And

John J Bortkiewicz Tenant

Rookmin Singh (the 'Landlord') applied for an order to terminate the tenancy and evict John J Bortkiewicz (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 17, 2026.

The Landlord's Legal Representative, Liam Walker, the Landlord's Agent, Liz Singh, the Landlord's Witness, Richard Singh and the Tenant's Legal Representative, Sean O'Connor attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agreed:

1. The Landlord shall, on or before March 3, 2026 at 5:00 p.m., provide a positive reference letter for the Tenant along with a bank draft or certified funds in the amount of \$6,000.00 to resolve the issues in the T2 application.
2. The parties agree not to post any negative comments about the other party or the tenancy on social media.

3. The Tenant shall leave the rental unit in a broom-swept condition and remove all possessions on or before June 30, 2026.
4. The Tenant agrees to pay the lawful monthly rent on or before the 1st day of each month for the period of March 1, 2026 to May 31, 2026.
5. The parties agree to apply the last month's rent deposit to the period of June 30, 2026.
6. The parties agree to waive any claim for the interest owing to the Tenant on the last month's rent deposit.
7. The parties requested an order on consent terminating the tenancy effective June 30, 2026 with sheriff enforcement starting July 1, 2026.

It is ordered on consent that:

L2 Application

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.

T2 Application

4. The total amount the Landlord shall pay to the Tenant is \$6,000.00.
5. The Landlord shall pay the Tenant the full amount owing by March 3, 2026.
6. If the Landlord does not pay the Tenant the full amount owing by March 3, 2026, the Landlord will owe interest. This will be simple interest calculated from March 4, 2026 at 4.00% annually on the balance outstanding.

March 2, 2026
Date Issued

Christopher Lin
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.

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