



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

File Number: LTB-L-101237-25

In the matter of: 247 ATKINSON ST
STAYNER ON L0M1S0

Between: Arman Toor Landlord

And

Christopher Talbot Tenant
Jacoba Talbot

Arman Toor (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Talbot and Jacoba Talbot (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.

Prior to the videoconference hearing on March 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Ali Bukhari, the Landlord, and the Tenant participated in the mediation. The Tenant, Jacoba Talbot, also represented the interests of Christopher Talbot, who did not attend the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

The parties agreed to the following terms:

- A. The Tenant acknowledges that they received compensation from the Landlord as required under section 48.1 of the *Residential Tenancies Act, 2006* (the "Act").
- B. There is no last month rent deposit on file.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

March 5, 2026
Date Issued

Monica Dairo
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.