



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

File Number: LTB-L-103046-25

In the matter of: Basement Unit, 1093 ASPEN RIDGE CRES
BELLE RIVER ON N8L1B2

Between: Naveen Paladugu Landlord

And

Mark John McMinimee Tenant

Naveen Paladugu (the 'Landlord') applied for an order to terminate the tenancy and evict Mark John McMinimee (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.

This application was scheduled to be heard by videoconference on March 4, 2026.

The Landlord's Legal Representative Lauren Piroli, the Landlord and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of the merit hearing.

The parties agreed:

1. The Landlord gave the Tenant an N12 notice of termination with the termination date of February 28, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by February 28, 2026.
3. The Tenant agreed to move out of the rental unit and take all his belongings on or before May 31, 2026.
4. There is no last month's rent deposit.

5. The Landlord will pay fifteen percent of the Tenants moving costs and the Tenant shall provide the Landlord an estimate of the moving costs on or by April 30, 2026. Upon receipt of the final bill, the Landlord will e transfer the Tenant their 15% share, provided the Tenant moves out and takes their belonging on or before May 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the 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 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.
4. The Landlord forgoes rent for April and May 2026.

March 11, 2026
Date Issued

Melinda Jamieson
Hearing 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 expires on November 30, 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.