



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

File Number: LTB-L-000575-26

In the matter of: 607, 4 ELSINORE PATH
ETOBICOKE ON M8V4G7

Between: MADHUMATHI MOHAN
KEDARNATH TUPIL Landlord

And

DEREK MURACK
CHRISTOPHER LEIVA Tenant

MADHUMATHI MOHAN and KEDARNATH TUPIL (the 'Landlord') applied for an order to terminate the tenancy and evict DEREK MURACK and CHRISTOPHER LEIVA (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 heard by videoconference on February 10, 2026.

The Landlord's Legal Representative, Christopher Williams, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant will be terminated on March 1, 2026.
2. The Landlord will provide the Tenant with a letter of reference.
3. The Landlord waives any and all arrears outstanding up to and including March 1, 2026
4. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. 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 March 2, 2026.

March 11, 2026
Date Issued

Samantha Greaves
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 expires on September 2, 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.