



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

File Number: LTB-L-108061-25

In the matter of: 2501, 35 BALES AVE
NORTH YORK ON M2N7L7

Between: Dora Pulaj Landlords
Geri Pulaj

And

Shane Bogart Tenant

Dora Pulaj and Geri Pulaj (the 'Landlords') applied for an order to terminate the tenancy and evict Shane Bogart (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 4, 2026 at 5:00 p.m.

The Landlord Geri Pulaj and the Tenant Shane Bogart attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

Before the Board, the parties agreed to the following order on consent:

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on March 31, 2026. The Tenant shall move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.
4. The Tenant shall also pay the Landlord \$5,925.31 for the arrears owing, including all fees, by March 4, 2027.

5. If the Tenant does not pay the Landlord the full amount owing on or before March 4, 2027, the Tenant will start to owe interest. This will be simple interest calculated from March 5, 2027 at 4.00% annually on the balance outstanding.

March 16, 2026
Date Issued

Greg Witt
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 October 1, 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.