



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000675-26

In the matter of: MAIN HOUSE, 152 WHITE'S HILL AVE
MARKHAM ON L6B1C7

Between: JEFFREY FIRKSER Landlord

And

ISMAT HUSSAIN Tenant
AMREENA PATEL- HUSSAIN (NAWAZ)

JEFFREY FIRKSER (the 'Landlord') applied for an order to terminate the tenancy and evict ISMAT HUSSAIN and AMREENA PATEL- HUSSAIN (NAWAZ) (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was scheduled to be heard by videoconference on March 9, 2026.

The Landlord's Legal Representative Anome Mehrabian, the Landlord and the Tenants 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.

The parties agreed:

1. The Landlord gave the Tenants an N12 notice of termination with the termination date of February 28, 2026. The notice was given on behalf of the Purchaser who claims that they require vacant possession of the rental unit for the purpose of residential occupation by their mother.
2. The Landlord has compensated the Tenants an amount equal to one month's rent by February 28, 2026.
3. The Landlord will compensate the Tenants an additional \$25,000.00 as follows:

- \$18,000.00 by certified cheque made payable to Ismat Hussain on or before March 11, 2026, at 5 o'clock p.m.; and
 - \$7,000.00 (to be held by the Landlord's Legal Representative) will be released to the Tenants upon: the tenants moving out of the rental unit on or before March 23, 2026; leaving the property including the garage in a broom swept condition; removing the broken car; and returning one front door key and one mailbox key to the Landlord.
4. If the Tenants breach the above conditions, the money exchanged will be returned or the Landlord may collect the money.
 5. If the Landlord does not pay the \$18,000.00 by 5pm on March 11, 2026, the tenants do not have to move.
 6. If the Tenants plan to pick up the \$7,000.00 from the Landlord's Legal Representative on March 23, 2026, they will do so by 5pm. If later than 5pm, the Tenants will pick up on March 24, 2026, when the office is open.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 23, 2026.
2. If the unit is not vacated on or before March 23, 2026, then starting March 24, 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 March 24, 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 of the Tenant expires on September 24, 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.