



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

File Number: LTB-L-008340-26

In the matter of: 51 JADE CRES
BRAMPTON ON L6S3G9

Between: Naomi Afundu Landlord

And

Syed Jawad Naqvi Tenants
Shazia Jawwad

Naomi Afundu (the 'Landlord') applied for an order to terminate the tenancy and evict Syed Jawad Naqvi and Shazia Jawwad (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenant's rent and because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 2, 2026.

The Landlord and the Tenant Syed Jawad Naqvi attended on behalf of both Tenants.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The parties agree to terminate the tenancy effective October 31, 2026.
2. The tenants must move out of the rental unit on or before October 31, 2026.
3. The landlord agrees to waive the filing fee of \$186.00.

4. If the unit is not vacated on or before October 31, 2026, then starting November 1, 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 November 1, 2026.

March 11, 2026

Date Issued

Jennifer Buckminster

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on May 1, 2027, 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.