



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-104256-25

In the matter of: Upper Unit, 47 SAMBRO LANE
STOUFFVILLE, ON, L4A5E2

Between: Ajevan Kailayanathan Landlord

and

Mushfiqul Arifin Tenant

- [1] Ajevan Kailayanathan (the 'Landlord') applied for an order to terminate the tenancy and evict Mushfiqul Arifin (the 'Tenant') because the Landlord requires possession of the rental unit for the purpose of residential occupation.
- [2] The application was scheduled to be heard by video conference on March 09, 2026. The Landlord was present and represented by licensed paralegal Naseer Ahmed. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The parties agreed to amend the rental unit address as stated on the Landlord's application to Upper Unit, 47 SAMBRO LANE, STOUFFVILLE, ON, L4A5E2
 - b. The parties agreed that the amount of outstanding utilities owing is \$1036.71
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective March 31, 2026. The Tenant must vacate 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 01, 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 01, 2026.
4. If the unit is not vacated by March 31, 2026, the Tenant shall pay to the Landlord \$101.92 per day for compensation for use of the unit starting April 01, 2026 to the date the Tenant vacates the unit.

March 11, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on October 01, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.