



**Order Issued on Consent
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-083097-25

In the matter of: MAIN FLOOR & BASEMENT, 20 KELVIN
AVE
TORONTO ON M4C5C8

Between: SHAKILA ESAT Landlord
ADAM ESAT

And

VIVEN MATTA Tenant

SHAKILA ESAT and ADAM ESAT (the 'Landlord') applied for an order to terminate the tenancy and evict VIVEN MATTA (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 14, 2026.

The Landlord, the Landlord's Legal Representative Bill Burd and the Tenant attended the hearing.

The Parties have mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

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 is terminated. The Tenant must move out of the rental unit on or before February 15, 2026.

2. If the unit is not vacated on or before February 15, 2026, then starting February 16, 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 February 16, 2026.
4. The Tenant shall pay to the Landlord \$8,028.63, which represents compensation for the use of the unit from September 26, 2025 to January 14, 2026, less any amounts paid.
5. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting January 15, 2026 until the date the Tenant moves out of the unit.
6. The total amount the Tenant must pay the Landlord is \$5,795.85.
7. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

March 12, 2026
Date Issued

Anthony Bruno
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 of the Tenant expires on August 16, 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.