



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008913-26

In the matter of: 522, 215 LAKESHORE RD W
MISSISSAUGA ON L5H0A7

Between: BRIGHTWATER PHASE I (CDH) INC. Landlord

And

MUHAMMAD AHSAN ASHRAF Tenant

BRIGHTWATER PHASE I (CDH) INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MUHAMMAD AHSAN ASHRAF (the 'Tenant') because:

- the tenancy was entered into as a result of an agreement to purchase the condominium unit and the agreement has been terminated.

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

The application was scheduled to be heard on March 10, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Douglas Levitt, the Landlord's agent, Emily Mundy, and the Tenant were present. The Tenant did not meet with Duty Counsel prior to the hearing.

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

Agreed Facts:

1. The tenancy is terminated. The Tenant will vacate the rental unit on March 10, 2026.
2. There is no rent deposit.
3. The Landlord waives the application filing fee.
4. Daily compensation is not claimed or owing.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit by March 10, 2026.
2. If the unit is not vacated by March 10, 2026, then starting March 11, 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 11, 2026.

March 17, 2026
Date Issued

Nancy Fahlgren
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 September 11, 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.