



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

File Number: LTB-L-009368-26

In the matter of: 540 BEAVER CREEK CRES
WATERLOO ON N2V2J6

Between: HADI HOSSEINZADEH KHALIGH Landlord

And

FUAD ABDULWASIE YASSIN KHELIFA Tenant
HANAN IDRIS OSMAN

HADI HOSSEINZADEH KHALIGH (the 'Landlord') applied for an order to terminate the tenancy and evict FUAD ABDULWASIE YASSIN KHELIFA and HANAN IDRIS OSMAN (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on March 11, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The parties agree the Landlord gave the Tenant a Form N12 notice of termination that complies section 48 of the *Residential Tenancies Act, 2006* (the 'Act'). The parties also agree that the Landlord has compensated the Tenant in an amount equal to one month's rent, and that the compensation was paid before the date of termination set out in the Form N12 notice.
2. At the hearing, the Tenant did not dispute the Landlord's good faith or that the Landlord's spouse and child will reside at the rental unit for at least one year after the Tenant vacates.

On consent of the parties, it is ordered that:

3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
4. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.

March 19, 2026
Date Issued

Harry Cho

Vice Chair, Landlord and Tenant Board

Harpreet Rindi

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 October 1, 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.