



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

File Number: LTB-L-107130-25

In the matter of: 35, 2019 TRAWDEN WAY
OAKVILLE ON L6M 0M3

Between: BEHRAMJEE GHADIALLY Landlord

And

SYED MOHAMMAD IRFAN Tenant

BEHRAMJEE GHADIALLY (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict SYED MOHAMMAD IRFAN (the 'Tenant') based on a form N12 notice of termination because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

A hearing took place at the Landlord and Tenant Board on March 11, 2026 via video conference on VC line 141. The Landlord's Legal Representative Geoff Paine attended with the Landlord. The Tenant attended and was self-represented.

The parties 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.

The parties before the LTB consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy is terminated as of October 31, 2026. The Tenant shall vacate the unit on or before that date.

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. 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.

The Tenant shall pay the Landlord \$82.03 per day in compensation for the use of the unit from November 1, 2026 to the date the Tenant vacates the unit.

2. The last month's rent deposit is applied to the period of October 2026.

March 20, 2026

Date Issued

Chris Jackson
Hearing 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.