



Order under Section 94 Residential Tenancies Act, 2006

File Number: LTB-L-104051-25

In the matter of: 1, 123 EMERALD ST S
HAMILTON ON L8N2V4

Between: D.D. Acquisitions Partnership Landlord

And

Faisal Qureshi Tenant

D.D. Acquisitions Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Faisal Qureshi (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

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 March 17, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Kundai Govereh.

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 March 31, 2026.
2. 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.
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 1, 2026.
4. The Tenant shall pay to the Landlord \$6,736.80, which represents compensation for the use of the unit from November 26, 2025, to March 17, 2026.

5. The Tenant shall also pay the Landlord compensation of \$60.15 per day for the use of the unit starting March 18, 2026, until the date the Tenant moves out of the unit.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The total amount the Tenant must pay the Landlord is \$6,922.80.
8. Beginning April 15, 2026, and continuing the 15th day of each month thereafter, the Tenant shall pay \$500.00 until the amounts owed to Landlord pursuant to paragraphs 5 and 7 of this order is paid in full.
9. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraphs 5 and 7 of this order shall become immediately due and owing. The Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

March 23, 2026
Date Issued

Bryan Delorenzi
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.