



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-020506-26

In the matter of: UNIT 2, 803 LAKESHORE RD E
MISSISSAUGA ON L5E1C8

Between: Arnold Cortellucci Landlords
Deni Violo

And

Hasan Ahmed Malik Tenants
Luay Ahmed Malik

Arnold Cortellucci and Deni Violo (the 'Landlords') applied for an order to terminate the tenancy and evict Hasan Ahmed Malik and Luay Ahmed Malik (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave the Landlords notice to terminate the tenancy effective March 31, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before April 11, 2026.
2. If the unit is not vacated on or before April 11, 2026, then starting April 12, 2026, the Landlords 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 Landlords on or after April 12, 2026.

March 31, 2026

Date Issued

Trish Carson

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.

The Tenants have until April 10, 2026 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by April 10, 2026 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 30, 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.