



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

File Number: LTB-L-009103-26

In the matter of: 41 CHELTENHAM AVE
TORONTO ON M4N1P6

Between: Adeleh Andalib Landlords
Mehrdad Meshkati

And

Antoine Adams Tenants
Marie Adams

Adeleh Andalib and Mehrdad Meshkati (the 'Landlords') applied for an order to terminate the tenancy and evict Antoine Adams and Marie Adams (the 'Tenants') because the Landlords require possession of the rental unit in order to demolish the unit.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on March 26, 2026.

The Landlords, the Landlords' Legal Representative, Dan Schofield, the Tenant, Marie Adams, and the Tenants' Legal Representative, Julia MacDonald, attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon terms / Acknowledgements:

1. The parties agree that the tenancy will terminate on June 20, 2026.
2. The Tenants understand that the Landlords intend to disconnect the utilities on or after June 21, 2026. The Tenants understand that they may receive notification from the utility providers regarding the disconnection of utility services.
3. Compensation for the N13 Notice, in the amount of one month's rent, will be given by the Landlords to the Tenants by waiving the rent for the rental period of April 15, 2026 to May 14, 2026.
4. The Last month's rent deposit will be applied to the rental period of May 15, 2026 to June 14, 2026.

5. The rent for the remaining period of June 15, 2026 to June 20, 2026 shall not be charged by the Landlords or owed by the Tenants.
6. The parties agree that there is no interest on the last month's rent deposit owed to the Tenants.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated, effective June 20, 2026. The Tenants must move out of the rental unit on or before June 20, 2026.
2. If the unit is not vacated on or before June 20, 2026, then starting June 21, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. The Tenants shall pay the Landlords compensation of \$230.14 per day for the use of the unit starting June 21, 2026 until the date the Tenants move out of the unit.
4. Upon receipt of this order, the Sheriff is directed to give vacant possession of the unit to the Landlords on or after June 21, 2026.
5. This consent order resolves any and all issues with respect to the tenancy up to the date of the hearing.

April 7, 2026
Date Issued

Rachel Gibbons
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 expires on December 21, 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.