



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

File Number: LTB-L-105376-25

In the matter of: 2, 1197 Weston Toad
Toronto ON M6M4P6

Between: Rashid Kurmally Landlord

And

Devica Persaud Tenant

Rashid Kurmally (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Devica Persaud (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was scheduled to be heard by videoconference on March 31, 2026. The Landlord attended and was self-represented. The Tenant attended and was assisted by her friend, Ruth Anderson.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 1, 2026.
2. If the unit is not vacated on or before April 1, 2026, then starting April 2, 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 2, 2026.

4. If the Tenant does not vacate the unit on or before April 1, 2026, then the Tenant shall owe the Landlord per diem compensation in the amount of \$44.88 starting April 2, 2026 until the date the Tenant vacates the unit.
5. At the time the Tenant provides the keys of the unit to the Landlord, the Landlord shall return to the Tenant \$1,000.00 of the last month rent deposit being held by the Landlord.
6. The parties have agreed they will meet at 9:00 PM on April 1, 2026 to carry out the exchange of the keys and the funds. If the Tenant is able to vacate earlier than 9:00 PM, the Tenant will contact the Landlord, and the parties may meet earlier if able to do so.
7. If the Landlord does not pay the Tenant the amount owing in accordance with paragraph 5 of this order, then simple interest shall start to accrue on the outstanding amount starting April 2, 2026 until the date the amount is paid in full.
8. This order resolves all issues up to April 1, 2026, except for the potential of a Landlord claim of significant damages, if any.

April 8, 2026
Date Issued

Joanne Lolato
Hearings 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 October 2, 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.