



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

File Number: LTB-L-014213-24

In the matter of: 73 WALTER AVE N
HAMILTON ON L8H5P8

Between: Elliot Kasem Landlords
Alexandra Conrad

And

Giovanni Marianetti Tenant

Elliot Kasem and Alexandra Conrad (the 'Landlords') applied for an order to terminate the tenancy and evict Giovanni Marianetti (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on April 2, 2026.

The Landlord, Elliot Kasem, the Landlords legal representative, Jamie Levine, the Tenant and the Tenant's legal representative, Marcio Peralta, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The application is amended to an L3 application for termination of the tenancy based on an agreement to terminate the tenancy for July 31, 2026.
2. In consideration for the agreement to terminate the tenancy and for vacant possession of the rental unit on or by July 31, 2026, the Landlords waive any and all rent for the period ending July 31, 2026. Should the Tenant not vacate the rental unit on or by July 31, 2026, then the Landlords retain the right to pursue any and all rent arrears against the Tenant.
3. This resolves all issues relating to the tenancy between the parties.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.
4. This resolves all issues between the parties relating to the tenancy.

April 7, 2026
Date Issued

Terri van Huisstede
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 February 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.