



Order under Section 77 Residential Tenancies Act, 2006

Citation: MEHMOOD v ULLAH, 2026 ONLTB 28627

Date: 2026-04-08

File Number: LTB-L-000030-26

In the matter of: Main, 441 BERGAMOT AVE
MILTON ON L9E1T9

Between: Zahid Mehmood Landlord

And

Inam Ullah Tenants
Asia Mahmood Khan

Zahid Mehmood (the 'Landlord') applied for an order to terminate the tenancy and evict Inam Ullah and Asia Mahmood Khan (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

A hearing was held to consider this application.

This application was heard by videoconference on February 5, 2026.

The Landlord and the Tenants attended the hearing

Determinations:

1. For the following reasons, the Landlord's application must be dismissed.
2. I say this because there is no dispute that there are two Tenants named on the lease agreement between the parties. However, only one Tenant signed the agreement to the tenancy as of November 30, 2025.
3. One Tenant cannot unilaterally decide to terminate a joint tenancy without the explicit consent of the other Tenant. In the matter before me, as there are two Tenants named on the lease but only one Tenant signed the agreement to terminate the tenancy, the agreement is invalid and cannot be enforced.
4. As the agreement to terminate the tenancy is invalid, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

April 8, 2026
Date Issued

Laura Hartsliel
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.