



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

File Number: LTB-L-002928-26

In the matter of: TH85, 200 MALTA AVE
Brampton On L6Y 6H8

Between: Jaswinder Dhanjal Landlord
Rashpal Dhanjal

And

Egag Egag Tenant
Shukri Mahamud

Jaswinder Dhanjal and Rashpal Dhanjal (the 'Landlord') applied for an order to terminate the tenancy and evict Egag Egag and Shukri Mahamud (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 7, 2026.

The first named Landlord and the first named Tenant attended the hearing. The first named Landlord advised she had authority to speak on behalf of the second named Landlord, and the first named Tenant advised she had authority to speak on behalf of the second named Tenant.

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 Landlord served the Tenant with an N12 Notice of Termination in person on November 14, 2025, with a date of termination of January 21, 2026. The rental unit is required for the first named Tenant.
2. The monthly rent is \$2,650.00 and is due on the 22nd day of each month. The Landlord compensated the Tenant for that amount via bank draft on November 14, 2025 which is a requirement under section 48.1 of the *Residential Tenancies Act, 2006*, ('the Act').

3. The parties agree that the tenancy shall terminate on May 21, 2026.

On consent, 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 May 21, 2026.
2. If the unit is not vacated on or before May 21, 2026, then starting May 22, 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 May 22, 2026.

April 9, 2026
Date Issued

Paula West Oreskovich
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 November 22, 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.