



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

File Number: LTB-L-024055-26

In the matter of: 73 HEATHDALE RD
YORK ON M6C1N1

Between: Michael Bernstein
Jinous Hamidi Landlords

And

Voytek Andrew Mardula Tenants
Pamela Foy Mardula

Michael Bernstein and Jinous Hamidi (the 'Landlords') applied for an order to terminate the tenancy and evict Voytek Andrew Mardula and Pamela Foy Mardula (the 'Tenants') because:

- the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on April 8, 2026.

The first named Landlord and the Landlord's Representative, Anna Johnson and the second named Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 10, 2026.
2. If the unit is not vacated on or before April 10, 2026, then starting April 11, 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 April 11, 2026.

April 15, 2026
Date Issued

Ilan Shingait

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 October 11, 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.