



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

File Number: LTB-L-008162-26

In the matter of: 505, 300 COXWELL AVE
TORONTO ON M4L3B6

Between: Janet Njelesani Landlord

And

Devon Feakins Tenant

Janet Njelesani (the 'Landlord') applied for an order to terminate the tenancy and evict Devon Feakins (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 21, 2026.

The Landlord, Don Njelesani ('DN'), the Landlord's witness, Kewesha Njelesani, the Landlord's representative, Bryan Rubin, and the Tenant attended the hearing. DN confirmed that he had authority to speak on behalf of the named Landlord.

At the hearing, the parties consented to a non-voidable eviction order with an eviction date of May 31, 2026. I was satisfied that both parties understood the terms of the consent order and that the Tenant understood the consequences of agreeing to terminate the tenancy.

The parties also agreed that:

1. The lawful monthly rent is \$1,230.00;
2. There is no last month's rent deposit;
3. The Tenant owes the Landlord rent for February and March, 2026 in the amount of \$2,460.00;
4. The Landlord waives rent for April 2026 for compensation as required by s. 48.1 and 55.1 of the Act which requires that the Tenant be compensated an amount equal to one month's rent by the termination date of April 30, 2026; and
5. Rent for May 2026 will be due and owing as of May 1, 2026.

It is ordered on consent 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 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 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 June 1, 2026.

April 27, 2026
Date Issued

Karen Gonçalves
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 9, 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.