



**Order under Section 100 101
Residential Tenancies Act, 2006**

File Number: LTB-L-097432-25

In the matter of: 2112, 25 Mabelle Avenue
Etobicoke Ontario M9A 4Y1

Between: North Edge Properties Ltd Landlord

And

Meeta Kapoor Tenant
Jatin Kharat

And

Jennifer Fraser Unauthorized Occupant

North Edge Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy of Meeta Kapoor and Jatin Kharat (the 'Tenant') and evict Jennifer Fraser (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on April 13, 2026 at 09:00 am.

The Landlord Representative Jason Paine, the Tenant Meeta Kapoor and the Unauthorized Occupant attended the hearing.

Agreed facts:

1. The Tenant paid the \$201.00 filing fee.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Unauthorized Occupant shall move out of the rental unit on or before May 31, 2026.
3. If the unit is not vacated by May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.

4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after June 1, 2026.
5. The Unauthorized Occupant shall pay to the Landlord \$65.45 per day for compensation for the use of the unit from April 14, 2026 to the date they move out of the unit.

April 27, 2026
Date Issued

Kelly Delaney
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 December 1, 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.