



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

File Number: LTB-L-005020-26

In the matter of: 901, 185 ENFIELD PL
MISSISSAUGA ON L5B 0R3

Between: 2758611 Ontario Inc. c/o GWL Realty Advisors
Residential Inc. Landlord

And

Adeel Mirza
Jillida Mirza Tenants

2758611 Ontario Inc. c/o GWL Realty Advisors Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Adeel Mirza and Jillida Mirza (the 'Tenants') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 28, 2026. Adeel Mirza attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. Agents of the Landlord, Haniat Tompkins and Geoff Gilmore, and the Landlord's Legal Representative, Martin Zarnett, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants 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.**
4. The Landlord shall waive the \$186.00 application filing fee.

May 1, 2026
Date Issued

Susan Parsons
Hearings Officer, 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.