



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-073660-24

In the matter of: 62 WATCHMAN RD
BRAMPTON ON L6P2L6

Between: Ranjit Athwal Landlord

And

Rita Mahabir Tenant

Ranjit Athwal (the 'Landlord') applied for an order to terminate the tenancy and evict Rita Mahabir (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 28, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Mohamed Jacquesson. Also in attendance was the Tenant's support person, Ray Chaitram.

Agreed Facts:

1. Prior to the hearing, the parties reached an agreement; the terms of that agreement were uploaded to the Portal under DOC 7795323. The parties sought an order with those terms.
2. The parties agree the N11 agreement to terminate the tenancy forms part of the agreement with terms.
3. The Tenant agrees to return the keys to the property on or before July 1, 2026 to the Landlord.
4. The Tenant agrees to leave the rental unit in a clean and broom swept condition and shall not leave garbage and/or unwanted items in and around the property upon vacating.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out on or before July 1, 2026.

2. If the unit is not vacated on or before July 1, 2026, then starting July 2, 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 July 2, 2026.
4. The compensation required to be paid pursuant to section 48.1 shall be made by waiving the rent for May 2026.
5. The last month rent deposit shall be applied towards the rent for June 2026.
6. Provided the parties comply with the order, this order resolves all issues with respect to the tenancy up to the date of the hearing.

May 1, 2026
Date Issued

Sonia Anwar-Ali
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 January 2, 2027 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.