



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

File Number: LTB-L-024013-26

In the matter of: Basement Unit, 56 BRENNAN RD
AJAX ON L1T1X4

Between: Jaspreet Bawa Landlord
Dali Kaur

and

Diana Tsiodras Tenant

Jaspreet Bawa and Dali Kaur (the 'Landlord') applied for an order to terminate the tenancy and evict Diana Tsiodras (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.

This application was scheduled to be heard by videoconference on May 4, 2026. Instead, the Landlord, the Landlord's Legal Representative and the Tenant's Legal Representative engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Landlord has provided the Tenant with the one-month compensation required under the N12.
2. The lawful monthly rent for May 2026 has been paid in full.
3. The lawful monthly rent for June 2026 will be paid in full.
4. The Tenant shall pay for their portion of the utilities as per the tenancy agreement.
5. The Landlord is waiving the lawful rent for the period from July 1, 2026, up to July 15, 2026.

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 of the rental unit on or before July 15, 2026.
2. If the unit is not vacated on or before July 15, 2026, then starting July 16, 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 16, 2026.
4. This is a full and final resolution of all matter between the parties related to the tenancy to date.

May 12, 2026
Date Issued

Lindsay Phomin
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 of the Tenant expires on January 16, 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.