



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018272-26

In the matter of: 1409, 400 WALMER RD
TORONTO ON M5P2X7

Between: 1420731 Ontario Ltd. By its agent GWLRA Residential Inc Landlord

And

Isidor Dan Hoffman Tenant

1420731 Ontario Ltd. By its agent GWLRA Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Isidor Dan Hoffman (the 'Tenant') 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 Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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 May 12, 2026.

The Landlord's Legal Representative, Martin Zarnett and the Landlord's Property Manager, Ponnappa Chottera attended the hearing. A witness for the Landlord, Janice Lambrakos also attended the hearing.

The Tenant's Legal Representative, Cameron Rempel attended the hearing.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Agreed Upon Facts:

1. The Landlord and the Tenant agree that this order does not represent a finding in respect of any allegations made against the Tenant in the application.

On consent of the parties, it is ordered that:

2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
3. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (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 on or after November 1, 2026.
5. Should the Tenant wish to terminate the tenancy earlier, they may do so by giving a notice of termination at least 30 days prior to the termination date, which shall be at the end of any rental period.
6. The Landlord agrees to provide the Tenant with a letter of reference by May 20, 2026, confirming the following:

The Tenant, Isidor Dan Hoffman is a Tenant of the rental unit at 400 Walmer Road, Suite 1409, Toronto, Ontario M5P 2X7 since July 1, 2019. The Tenant is up to date with his rent, and the rent has been paid in full during the time of tenancy. This letter of reference is provided to our Tenant Isidor Dan Hoffman upon his request.

Yours truly,

7. The Tenant shall not commit any illegal act or impairs the safety of any person in the residential complex in the residential complex for the remainder of the tenancy.
8. Should the Tenant breach paragraph 6, at any time during the remainder of the tenancy, the Landlord may file an application to terminate the tenancy pursuant to section 78 of the *Residential Tenancies Act* within 30 days of the alleged breach, seeking an order to terminate the tenancy without notice.

May 20, 2026
Date Issued

Trish Carson
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 May 1, 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.