



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

File Number: LTB-L-022455-26

In the matter of: 319, 62 NIAGARA ST
Toronto ON M5V1C5

Between: New Earth Real Estate Corp; Rahim Wallani - Landlord
Trustee for the Estate of Zarina Wallani

And

Candeniz Ulgen Tenants
Duygu Akbulut Ulgen

New Earth Real Estate Corp; Rahim Wallani - Trustee for the Estate of Zarina Wallani (the 'Landlord') applied for an order to terminate the tenancy and evict Candeniz Ulgen and Duygu Akbulut Ulgen (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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

Prior to the scheduled hearing, the parties engaged in settlement discussions and mutually agreed to resolve all matters at issue in the application. They requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's representative, George Brown, and the Tenant, Candeniz Ulgen for the Tenants, participated in the presentation of the consent details on May 13, 2026. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy shall terminate as of June 1, 2026, with enforcement provisions.
2. The Landlord collected a rent deposit of \$3,587.50 from the Tenants and this deposit is still being held by the Landlord.
3. There is no interest owing on the rent deposit.
4. The Landlord has compensated the Tenants an amount equal to one month's rent as required by the *Residential Tenancies Act, 2006* (the RTA).
5. The Landlord shall further pay to the Tenants additional compensation in the amount of \$10,000.00.
6. As the Tenants have paid the rent for May 2026, the Landlord shall refund to the Tenants the full amount of the rent deposit.
7. The total amount owing from the Landlord to the Tenants is \$13,587.50 (\$3,587.50 + \$10,000.00).
8. The Landlord shall pay the Tenants the full amount owing on June 1, 2026, upon the Tenants delivering vacant possession of the rental unit and returning all keys, fobs, and access devices to the Landlord.

9. If the unit is not vacated on or before June 1, 2026, the Tenants shall owe the Landlord daily compensation, starting June 2, 2026. Based on the monthly rent, the daily compensation is \$117.95. This amount is calculated as follows: $\$3,587.50 \times 12$, divided by 365 days.
10. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date.

On consent, 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 June 1, 2026.
2. The Landlord shall pay the Tenants \$13,587.50. This represents a full and final settlement of all issues in the tenancy to date and includes the return of the rent deposit.
3. The Landlord shall pay the Tenants the full amount owing as set out in paragraph 2 of this order on June 1, 2026, upon the Tenants delivering vacant possession of the rental unit and returning all keys, fobs, and access devices to the Landlord.
4. If the Landlord fails to pay the Tenants the full amount owing in compliance with this order, the full amount owing as set out in this order shall become due and owing and shall bear interest. This will be simple interest calculated from June 2, 2024 at 4.00% annually on the outstanding balance.
5. If the unit is not vacated on or before June 1, 2026, then starting June 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 2, 2026.
7. If the unit is not vacated on or before June 1, 2026, the Tenants shall pay the Landlord compensation of \$117.95 per day for the use of the unit starting June 2, 2026 until the date the Tenants move out of the unit.

May 20, 2026
Date Issued

Nancy Fahlgren
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 December 2, 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.