



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

File Number: LTB-L-013279-26

In the matter of: Main Floor, 192 MAJOR MACKENZIE DR E
RICHMOND HILL ON L4C1H5

Between: Daljit Singh Landlord

And

Amir Safariafkhami Tenant

Daljit Singh (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Amir Safariafkhami (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.

The application was scheduled to be heard on May 6, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's legal representative Katayoun Sanayeparvar, The Landlord, the Tenant's legal representative Siavash Hedayati and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a N12 notice of termination.
2. The Tenants were compensated as required by the *Residential Tenancies Act, 2006*.
3. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 15, 2026.
2. In full and final exchange of the Tenant vacating the unit on or before June 15, 2026, the Landlord shall waive all outstanding rental arrears, as well as all future rents, use and occupancy charges and any other monetary claims arising from the Tenancy to June 15, 2026.
3. If the Tenant does not vacate the unit on or before June 15, 2026, the Landlord may bring any applicable applications in relation to the Tenancy.
4. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 16, 2026.

May 15, 2026
Date Issued

Dillanique Knight
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 16, 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.