



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

File Number: LTB-L-009327-26

In the matter of: 2512, 15 FORT YORK BLVD
TORONTO ON M5V3Y4

Between: Shahin Moshtagh Landlord

And

Marielle Waterman Tenants
Reem Yahya Elwathik

Shahin Moshtagh (the 'Landlord') applied for an order to terminate the tenancy and evict Marielle Waterman and Reem Yahya Elwathik (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.

This application was heard by videoconference on May 14, 2026.

The Landlord and the Landlord's Representative, Barkan Altun and the Tenants attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants shall vacate the rental unit on or before July 26, 2026.
2. On or before July 26, 2026, the Landlord shall pay to the Tenants the full amount of \$15,000.00. This amount is inclusive of the one month's compensation owing to the Tenants. The Landlord shall pay this amount to the Tenants at the time of the Tenants providing the Landlord with vacant possession of the rental unit.
3. The Landlord shall pay the amount referenced in paragraph 2 above, by way of paying each of the named Tenants in this application the sum of \$7,500.00.
4. The Landlord shall apply the rent deposit to the rental period of June 2026.

5. The Tenants shall be responsible for paying the Landlord compensation for use of the rental unit for the period of July 1, 2026, through to July 26, 2026, in the pro-rated amount of \$2,577.45. The Tenants have agreed to pay the Landlord this amount on or before July 1, 2026.
6. On or before July 15, 2026, the Tenants shall provide the Landlord with a drafted letter of reference which the Landlord agrees to sign and return to the Tenants.
7. The Tenants agree to vacate the unit in a broom swept condition, free of any damage.
8. If the unit is not vacated on or before July 26, 2026, then starting July 27, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 27, 2026.

May 21, 2026
Date Issued

Ilan Shingait

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 27, 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.