



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

File Number: LTB-L-016468-26

In the matter of: MAIN FLOOR, 17 SAFFRON CRES
ETOBICOKE ON M9C3T8

Between: Stephen Mably Landlord

And

Cesk Kalaj Tenant

Stephen Mably (the 'Landlord') applied for an order to terminate the tenancy and evict Cesk Kalaj (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.

This application was heard by videoconference on May 19, 2026.

The Landlord's Legal Representative, Liam Walker, the Landlord, the Tenant's translator, Karist Kalaj and the Tenant attended the hearing.

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

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

It is ordered on consent that:

1. Both parties acknowledge that the one month's compensation has been paid to the Tenant.
2. The tenancy between the Landlord and the Tenant for the property known as Main Floor-17 Saffron Crescent, Etobicoke, Ontario (the rental unit) will be terminated as of July 15, 2026.

3. If the Tenant does not vacate the rental unit by July 15, 2026, the Landlord may file this Order with the Sheriff on July 16, 2026 to enforce the eviction of the Tenant.

May 21, 2026
Date Issued

Carrie Bertrand
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.