



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

**File Number:** LTB-L-013480-26

**In the matter of:** 323, 65 EAST LIBERTY ST  
TORONTO ON M6K3R2

**Between:** Sam D'Uva Landlords  
Kathleen D'Uva

**And**

Michelle Rajpal Tenant

Sam D'Uva and Kathleen D'Uva (the 'Landlords') applied for an order to terminate the tenancy and evict Michelle Rajpal (the 'Tenant') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on May 20, 2026.

The Landlords' Representative, Nicolina Camarda, and the Tenant's Representative, Sarah Vaz, attended the hearing.

The parties came before me to request to resolve the application with the following consent. I was satisfied that the parties understood the consequences of their joint submission.

**On consent, it is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 1, 2026.
2. One month compensation, in the amount of \$2,002.85, shall be applied to the month of June 2026.
3. On or before July 1, 2026, the Tenant shall pay to the Landlords the rent for July 2026.
4. The Last Month Deposit shall be applied to the month of August 2026, which is the last month of the tenancy.

5. If the Tenant does not pay the Landlords the full amount of rent owing on or before July 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 2, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before September 1, 2026, then starting September 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. This order settles all issues with the tenancy between the Landlords and the Tenant to the date of the hearing.

**May 22, 2026**  
**Date Issued**

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Colette Myers  
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 of the Tenant expires on March 2, 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.