



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-027019-26

In the matter of: 178, 180 MISSISSAUGA VALLEY BLVD
MISSISSAUGA ON L5A3M2

Between: Hina Azhar Landlord

And

Korban Ryan Tenant

Hina Azhar (the 'Landlord') applied for an order to terminate the tenancy and evict Korban Ryan (the 'Tenant') because the Tenant failed to meet a condition specified in the order issued by the Board on January 16, 2026, with respect to application LTB-L-043150-25-RV.

On March 30, 2026, the LTB issued an endorsement directing that a hearing be held to consider the Landlord's application.

Mediation was held prior to the hearing on May 5, 2026. The following parties participated in the mediation: The Landlord's representative, Janet van Oordt, the Landlord, Hina Azhar, the Tenant's representative, Allannah Nguyen, and the Tenant, Korban Ryan.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. This consent order is in full and final resolution of all issues regarding this Tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before June 30, 2026.
2. In full and final exchange for termination of the Tenancy, on or before June 30, 2026, the Landlord shall pay to Tenant **\$2,205.00** upon the Tenant providing vacant possession of the unit and the keys.
3. If the Landlord does not pay the Tenant to full amount owing on June 30, 2026, then compensation in paragraph 2 becomes due and owing by the Landlord starting July 1, 2026.

4. If the Tenant does not move out of the rental unit on or before June 30, 2026, then the term in paragraph 2 becomes null and void.
5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.

May 29, 2026
Date Issued

Kevin Kordahi

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.