



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

File Number: LTB-L-011567-26

In the matter of: 106, 1714 MAIN ST W
HAMILTON ON L8S1G8

Between: Pinedale Properties Ltd. Landlord

And

Mesbah Afzali Tenants
Maiheliya Zulibuhaer

Pinedale Properties Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mesbah Afzali and Maiheliya Zulibuhaer (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

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

The Landlord, represented by Samuel M. Korman, the Landlord's agent, Tatiana Storozhuk and the Tenants engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

On consent, it is ordered that:

1. The Tenants shall pay the Landlord the lawful monthly rent for June 2026 on or before June 20, 2026.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
3. If the Tenants pay the lawful rent for June 2026 on or before June 20, 2026, the Landlord shall waive the lawful rent for July 2026 and apply the last month's rent deposit to August 2026 and waive the application filing fee of \$186.00.

4. If the unit is not vacated on or before August 31, 2026, then starting September 1, 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 September 1, 2026.
6. If the Tenants do not pay the lawful rent for June 2026 on or before June 20, 2026, the tenancy between the Landlord and the Tenants is terminated on or before July 31, 2026.
7. The Tenants shall pay the lawful monthly rent for June 2026 and the last month's rent deposit shall be applied to July 2026 rent. The Tenants shall pay the application filing fee of \$186.00.
8. The Tenants shall pay \$46.32 per day for the use of the unit starting May 21, 2026.
9. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 August 1, 2026.
11. The parties agree that this order resolves any and all issues and claims between the parties, regarding and in relation to the tenancy, up to May 20, 2026.

May 28, 2026
Date Issued

Cheryl Lavoie
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 expires on March 1, 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.