



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025166-26

In the matter of: 2002, 9000 Jane Street
Vaughan ON L4K2M9

Between: Mary Testani Landlord

And

Emilio Albi Tenant

Mary Testani (the 'Landlord') applied for an order to terminate the tenancy and evict Emilio Albi (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on May 21, 2026.

The Landlord and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 June 1, 2026

May 27, 2026
Date Issued

Sheena Brar
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 December 1, 2026, 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.