



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

File Number: LTB-L-023269-26

In the matter of: 203, 35 GULLIVER RD
NORTH YORK ON M6M2M3

Between: 2211614 ONTARIO INC Landlord

And

BAYRAM KABAN Tenant
OMER AKPOLAT

2211614 ONTARIO INC (the 'Landlord') applied for an order to terminate the tenancy and evict BAYRAM KABAN and OMER AKPOLAT (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

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 26, 2026.

The Landlords representative Mr. Dharsee and the Tenant attended the hearing.

On consent it is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenants and all occupants at the rental unit must move out of the rental unit on or before June 30, 2026.
2. As of the date of the hearing, the Tenants have paid all arrears and filing fees up to May 31, 2026.
3. The Tenants shall also pay the Landlord compensation of \$61.03 per day for the use of the unit starting July 1, 2026, to the date the Tenant moves out of the unit.
4. 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.
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 July 1, 2026.

May 27, 2026

Date Issued

Suzy Franklyn

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 of the Tenant expires on January 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.

