



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

File Number: LTB-L-018406-26

In the matter of: 815, 430 MCLEVIN AVE
SCARBOROUGH ON M1B5P1

Between: Rajendra Pershad Landlord
Surujdai Pershad

And

Ajaz Ahmed Tenant

Rajendra Pershad and Surujdai Pershad (the 'Landlord') applied for an order to terminate the tenancy and evict Ajaz Ahmed (the 'Tenant') because:

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

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord in this decision's title of proceedings.

The application was scheduled to be heard by video conference on May 27, 2026. The Landlords were in attendance with their support person Emily Carasco. The Tenant was also present with his support person Sirbous. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N12 notice of termination with the termination date of January 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their child. The Tenant did not vacate the rental property.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Landlord has compensated the Tenant an amount equal to one month's rent by January 31, 2026.

- d. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by June 30, 2026.
- e. Based on the monthly rent, the daily compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
- f. The Landlord collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the month of June 2026, being the last month of the tenancy.
- g. The Tenant did not pay the rent for May 2026. The Tenant will pay these rent arrears on or before June 15, 2026, by bank draft.
- h. The Tenant will leave the rental unit in a regular state of cleanliness.
- i. The Tenant will permit the Landlord access to the rental unit for an inspection near the end of the tenancy. The Landlord will provide a notice of entry, as required.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
- 2. 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.
- 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 July 1, 2026.
- 4. The Tenant shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

June 3, 2026
Date Issued

Helen Giannini
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.