



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

File Number: LTB-L-017891-26

In the matter of: 6, 720 VINETTE ST
PETERBOROUGH ON K9H7E1

Between: 2683809 Ontario Inc. Landlord

And

Sami Mahmoud Tenant

2683809 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sami Mahmoud (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Bryan Rubin, and the Tenant's Legal Representative, Tiffany Badour, were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The tenant has waived the right of first refusal.
2. The parties have signed a Mutual Release Agreement and a Form N11 (Agreement to End the Tenancy) on consent, with a termination date of July 1, 2026.
3. The Landlord shall pay the Tenant the required compensation, together with an additional amount as set out in the Mutual Release Agreement.

4. The parties mutually agreed to end the tenancy with an eviction date of July 1, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 1, 2026.
2. If the unit is not vacated on or before July 1, 2026, then starting July 2, 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 2, 2026.

June 8, 2026
Date Issued

Michelle Forrester
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 2, 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.

