



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

File Number: LTB-L-009920-26

In the matter of: BASEMENT UNIT, 1623 JAYWIN CIR
PICKERING ON L1V2W3

Between: FARAH JAVED Landlords
SHAH ZAIB

And

STEVE TZOTZOS Tenants
REBECCA LANGRIDGE

FARAH JAVED and SHAH ZAIB (the 'Landlords') applied for an order to terminate the tenancy and evict STEVE TZOTZOS and REBECCA LANGRIDGE (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 Landlords or another tenant;
- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords in a building that has three or fewer residential units and the Landlords reside in the building.

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

This application was heard by videoconference on June 2, 2026.

The Landlords, the Tenants and the Tenants' Legal Representative, Michael Tadros attended the hearing.

On consent of the parties, it is ordered that:

1. The Landlords shall pay to the Tenants \$5,000.00 on or before July 10, 2026.
2. Provided the Landlords pay the Tenants the amount in paragraph 1 on or before July 10, 2026, the tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.

3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after August 1, 2026.

June 5, 2026
Date Issued

Christopher Lin
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 of the Tenants expires on February 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.