



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

File Number: LTB-L-013326-26

In the matter of: 411, 155 SHERBOURNE ST
TORONTO ON M5A 3W2

Between: Toronto Community Housing Corporation Landlord

And

Ayesha Khalid Tenant

Toronto Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ayesha Khalid (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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 June 1, 2026.

The Landlord's legal representative, Laura MacPhee and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and Tenant is terminated on July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 31, 2026.
4. There is no last months rent being held on deposit.
5. Beginning June 1, 2026 until the tenancy is terminated, the Tenant shall refrain from or engaging in any behaviour described as mischief or assault in the N6 and N7 Notices of termination.

6. The Tenant shall pay the Landlord compensation of \$4.56 per day for the use of the unit starting August 1, 2026 until the date the Tenant moves out of the unit.
7. The Landlord waives the application filing fee.

June 10, 2026
Date Issued

Angela Smith
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.