



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-048461-26

In the matter of: 190 Major Mackenzie Drive West
Richmond Hill ON L4C3S3

Between: Acorn Major Mack Inc.

Landlords

And

Babak Deghat
Mohammad Parishani
Amiryousef Deghat
Arian Rasouli

Tenants

Acorn Major Mack Inc. (the 'Landlords') applied for an order to terminate the tenancy and evict Babak Deghat, Mohammad Parishani, Amiryousef Deghat and Arian Rasouli (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of August 31, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords 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 Landlords on or after September 1, 2026.

June 9, 2026
Date Issued

Trish Carson
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.

The Tenants have until June 19, 2026, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by June 19, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 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.