



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

File Number: LTB-L-020189-26

In the matter of: 1401, 15 Erskine Ave
Toronto ON M4P1Y5

Between: Rasda Holdings Limited o/a Erskine Towers Landlord

And

Haava Cintan Tenant
Elif Cintan

Rasda Holdings Limited o/a Erskine Towers (the 'Landlord') applied for an order to terminate the tenancy and evict Haava Cintan and Elif Cintan (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- 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.

This application was heard by videoconference on June 15, 2026.

The Landlord's Legal Representative Roman Komarov, the Landlord's Agent Jay Rolin, the Tenant Elif Cintan, the Tenant's Agent Ezgi Namli, and the Tenant's Support Person Selin Cintan attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that both parties understood the implications of their consent, particularly that the Tenant understood the consequence of agreeing to terminate the tenancy on August 31, 2026. Accordingly, I endorse the agreement under section 37(4) of the *Residential Tenancies Act* (2006) (the 'Act') in this order.

It is ordered on consent that:

1. The tenancy is terminated on August 31, 2026. The Tenant must move out of the rental unit by that date.
2. The last month's rent deposit is applied to the month of August 2026.

3. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord 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 Landlord on or after September 1, 2026.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the filing fee on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Kate Sinipostolova
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.