



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-036740-26

In the matter of: 1505 DAY TERRACE
MILTON, ON, L9E1H7

Between: Nivin Mikhail Landlord

and

Andre Nageer Tenants
Vanisa Ali

- [1] Nivin Mikhail (the 'Landlord') applied for an order to terminate the tenancy and evict Andre Nageer and Vanisa Ali (the 'Tenants') because the Landlord requires possession of the rental unit for the purpose of residential occupation.
- [2] The application was scheduled to be heard by video conference on June 15, 2026. The Landlord was present and represented by licensed paralegal Liam Walker. The Tenants were present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective February 28, 2027. The Tenants must vacate the rental unit on or before February 28, 2027.
2. If the unit is not vacated on or before February 28, 2027, then starting March 01, 2027, 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 March 01, 2027.
4. If the unit is not vacated by February 28, 2027, the Tenants shall pay to the Landlord \$115.27 per day for compensation for use of the unit starting March 01, 2027 to the date the Tenants vacate the unit.
5. The Tenants shall pay to the Landlord \$750.16 in relation to unpaid water fees by no later than June 19, 2026.
6. If the Tenants fail to make payment in paragraph 5 above by the date required, then the Tenants will start to owe interest. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.

June 19, 2026

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio

Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on September 01, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.