



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

File Number: LTB-L-042700-26

In the matter of: 27 PATTEMORE GATE
AURORA ON L4G0C5

Between: Shahram Bastani-Allahabadi Landlord
Mina Demehri

And

Ivan Djordjevic Tenant
Monika Djordjevic

Shahram Bastani-Allahabadi and Mina Demehri (the 'Landlord') applied for an order to terminate the tenancy and evict Ivan Djordjevic and Monika Djordjevic (the 'Tenant') because (L2 Application).

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 16, 2026 .

On consent it is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before 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 August 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$108.03 per day for the use of the unit starting August 1, 2026, to the date the Tenant moves out of the unit.
5. On or before, July 1, 2026, the Tenant must pay the lawful rent for July 2026.
6. There is no last month rent deposit.

June 18, 2026

Date Issued

Suzy Franklyn

Hearings Officer, 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 Tenant expires on January 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.

