



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

File Number: LTB-L-020434-26

In the matter of: UPPER UNIT, 245 LUPIN DR
WHITBY ON L1N1Y4

Between: NASIM UDDIN Landlord

And

CAROL BLUMBERGS Tenant

NASIM UDDIN (the 'Landlord') applied for an order to terminate the tenancy and evict CAROL BLUMBERGS (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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 4, 2026.

The Landlord and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 30, 2026.
2. The Tenant shall pay the rent due and payable for the month of July on or before July 1, 2026.
3. The Landlord will waive the rent due and payable for the months of August and September 2026.
4. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 October 1, 2026.

June 23, 2026
Date Issued

Chris Hall
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.

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