



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-031246-26-SA

In the matter of: 13 DAWSON CRES
MILTON ON L9T5H8

Between: Mariam Mankarios Landlord

And

Annabelle Franco Tenant
Diago Franco

Mariam Mankarios (the 'Landlord') applied for an order to terminate the tenancy and evict Annabelle Franco and Diago Franco (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on May 16, 2025 with respect to application LTB-L-017738-25.

The Landlord's application was resolved by order LTB-L-031246-26, issued on April 24, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-031246-26.

This motion was heard by videoconference on June 16, 2026.

The Landlord and the Tenant, AF, attended the hearing. The Landlord was represented by Parastoo Naderi. The Tenant was represented by Amna Safdar.

The parties before the Board consented to the following order:

Agreed Facts:

1. The Tenant agrees to permit the Landlord and/or their realtor/agent to conduct showings of the rental unit to prospective purchasers/tenants up to four times a week with at least 24 hours written notice.
2. The Landlord agrees to perform two inspections of the rental unit during the Tenant's tenancy: one at the end of July 2026 and one at the end of August 2026.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-031246-26, issued on April 24, 2026, is granted.
2. Order LTB-L-031246-26, issued on April 24, 2026, is set aside and cannot be enforced.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out on or before September 30, 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.
6. The Tenant shall pay the rent for July 15 – August 14, 2026 in full and on time.
7. If the Tenant fails to comply with paragraph 6 of this order, the Landlord may, without notice to the Tenant and within 30 days of the breach, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant earlier than September 30, 2026.
8. The last month rent deposit shall be applied towards the rent for August 15, 2026 to September 14, 2026.
9. Should the Tenant remain in possession of the rental unit after September 14, 2026, the Tenant shall pay the Landlord \$88.67 per day for compensation for the use of the unit starting September 15, 2026 to the date they move out of the unit.

June 24, 2026
Date Issued

Sonia Anwar-Ali
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.