



**July 19, 2022**

Landlord and Tenant Board

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

**Citation:** Morguard NAR Canada Limited Partnership v Danish, 2022 ONLTB 1667

**Date:** 2022-07-19

**File Number:** LTB-L-000314-21

**In the matter of:** 1008, 1547 MISSISSAUGA VALLEY BLVD  
MISSISSAUGA ON L5A3X8

**Between:** Morguard NAR Canada Limited Partnership Landlord

**and**

Farashtah Asfia, Rameen Danish Tenants

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Farashtah Asfia, Rameen Danish (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on June 16, 2022. The second named Tenant, representing both Tenants, who had consulted with Tenant Duty Counsel and the Landlord's Legal Representative Martin Zarnett participated in a mediation session.

The parties agreed to resolve the issues in the application and to request the LTB to issue a Consent Order confirming their agreement. I was satisfied that the parties understood the consequences of their consent.

**The parties agreed that:**

1. This order on consent is without prejudice to the rights of the parties to determine the exact date of termination that will be dealt with in LTB-L-00301-21.
2. The Landlord is waiving the \$186.00 application filing fee.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must have moved out of the rental unit on or before June 16, 2022.

2. If the unit was not vacated on or before June 16, 2022, then starting June 17, 2022, 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 June 17, 2022.

**July 19, 2022**  
**Date Issued**



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Lindsay Phomin  
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 31, 2023 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.