



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-96198-20

In the matter of: UPPER, 3920 BEECHNUT ROW
MISSISSAUGA ON L5N 6X3

Between: Javed Safdar Landlord

and

Nasim Satti Tenants
Shahid Tufail

Javed Safdar (the 'Landlord') applied for an order to terminate the tenancy and evict Nasim Satti and Shahid Tufail (the 'Tenants') because the Landlord requires possession of the rental unit for the purpose of residential occupation. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by video hearing on April 15, 2021.

The Landlord and the Tenants attended the hearing. Landlord's Legal Representative Shalini Puri attended the hearing.

Determinations:

1. The Landlord in good faith requires possession of the rental unit for the purpose of residential occupation.
2. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until August 31, 2021 pursuant to subsection 83(1)(b) of the Act.
3. Furthermore, the Landlord has consented to the postponement.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated, as of August 31, 2021. The Tenants must move out of the rental unit on or before August 31, 2021.
2. Should the Tenants fail to move out of the unit on or before August 31, 2021, the Tenants shall pay to the Landlord \$49.32 per day for compensation for the use of the unit from September 1, 2021 to the date they move out of the unit.

3. If the unit is not vacated on or before August 31, 2021, then starting September 1, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 September 1, 2021.



Donald MacVicar
Member, Landlord and Tenant Board

May 31, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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 March 1, 2022 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.