



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

Citation: Amoozandeh v Singh, 2022 ONLTB 14014

Date: 2022-12-14

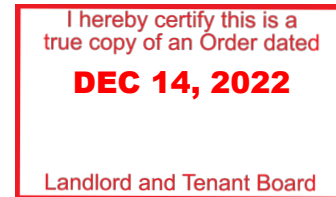
File Number: LTB-L-070295-22
(TNL-34389-21)

In the matter of: 325 Hillcrest Avenue
Toronto Ontario M2N3P7

Between: Arosha Amoozandeh

And

Amanjote Singh, Bianka Kocsis



Landlord

Tenants

Your file has been moved to the Landlord and Tenant Board's new case management system, the Tribunals Ontario Portal. Your new file number is LTB-T-070295-22.

- [1] Arosha Amoozandeh (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Amanjote Singh and Bianka Kocsis (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.
- [2] Prior to a hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer, Joanne Lolato.
- [3] Marshall Yarmus represented the Landlord. Samuel Korman represented the Tenants.
- [4] The parties agreed that:
 - a. The Tenants' have been paid the required one-month compensation.
 - b. The tenancy is terminated, and the Tenants must vacate the rental unit on or before February 28, 2023.
 - c. The last month rent deposit will be applied to cover the rent for the period of February 1, 2023 to February 28, 2023.
 - d. The Landlord is waiving the rent due from November 22, 2022 through to and including January 31, 2023.
 - e. The Tenants are required to continue to pay the utilities until the end of the tenancy less \$365.00 due to repairs to the dryer.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2023.
2. If the unit is not vacated on or before February 28, 2023, then starting March 1, 2023, 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 March 1, 2023.
4. If the Tenants are still in the unit beyond February 28, 2023, then the Tenants shall pay the Landlord compensation of \$69.04 per day for use of the unit starting March 1, 2023 until the date the Tenants move out of the unit.
5. The last month rent deposit will be used to cover the rent for the period of February 1, 2023 to February 28, 2023.
6. The Landlord shall not require or pursue the Tenants to pay the rent from November 22, 2022 through to and including January 31, 2023. These amounts have been waived.
7. The Tenants shall continue to pay the utilities until the end of the tenancy less \$365.00 due to repairs to the dryer.

December 14, 2022
Date Issued



Joanne Lolato
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 September 1, 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.