



OCT 2, 2024

**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-058245-24-SA

In the matter of: Basement, 14 WILLOWHURST CRES
SCARBOROUGH ON M1R3R6

Between: Karthik Rajendiran Landlord

And

Sakshi Jakhar Tenant

Karthik Rajendiran (the 'Landlord') applied for an order to terminate the tenancy and evict Sakshi Jakhar (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-058245-24, issued on July 29, 2024 . This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-058245-24.

The motion was heard by videoconference on September 24, 2024.

The Landlord, Landlord's legal representative Ti-Anna Hall, and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-058245-24, issued on July 29, 2024, is granted.
2. Order LTB-L-058245-24, issued on July 29, 2024, is cancelled and replaced with the following:
3. The tenancy between the Landlord and Tenant is terminated on a non-voidable basis on October 31, 2024.
4. If the unit is not vacated on or before October 31, 2024, then starting November 1, 2024, 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 November 1, 2024.

October 2, 2024
Date Issued

Brett Lockwood
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 May 1, 2025 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.