



**Order under Section 77  
Residential Tenancies Act, 2006**

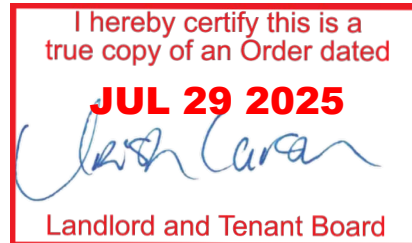
**File Number:** LTB-L-060927-25

**In the matter of:** 1237 TRUDEAU DR  
MILTON ON L9E1Y6

**Between:** Sheraz Tariq

**And**

Abbas Tohme  
Lilian Fakih



Landlord

Tenants

Sheraz Tariq (the 'Landlord') applied for an order to terminate the tenancy and evict Abbas Tohme and Lilian Fakih (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlord and Tenants entered into an agreement to terminate the tenancy as of August 10, 2025.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

**It is ordered that:**

1. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before August 10, 2025.
2. If the unit is not vacated on or before August 10, 2025, then starting August 11, 2025, 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 August 11, 2025.



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**Trish Carson**

Member, Landlord and Tenant Board

**July 29, 2025**

**Date Issued**

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.

The Tenants have until August 8, 2025, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by August 8, 2025, the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 11, 2026, 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.