



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

Citation: Jasinathan Gopollapillai v Farah Mohammed, 2023 ONLTB 43294

Date: 2023-06-16

File Number: LTB-L-068329-22

In the matter of: 154 Fandango Drive
Brampton ON L6X0P7

Between: Jasinathan Gopollapillai

And

Faiz Siddiqui
Farah Mohammed

I hereby certify this is a
true copy of an Order dated

JUN 16, 2023

Landlord and Tenant Board

Landlord

Tenants

Jasinathan Gopollapillai (the 'Landlord') applied for an order to terminate the tenancy and evict Faiz Siddiqui and Farah Mohammed (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have wilfully or negligently caused damage to the premises;
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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 5, 2023.

The Landlord, the Landlord's legal representative, J. Lamb, the Tenants, and the Tenants' legal representative, F. Alfano, attended the hearing. The Tenants also had the assistance of a captioner, K. Johnson.

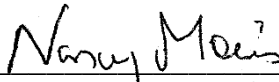
At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The Landlord withdraws his allegations against the Tenants with respect to wilful or negligent damage.

2. The tenancy between the Landlord and the Tenants is terminated on February 29, 2024. The Tenants must move out of the rental unit on or before February 29, 2024.
3. If the unit is not vacated on or before February 29, 2024, then starting March 1, 2024, 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 March 1, 2024.
5. The Tenants shall pay their water bill on or before June 9, 2023.
6. After June 9, 2023, the Tenants shall pay their water bills on time.
7. The Landlord shall have the right to inspect the property every 3 months. The Tenants shall provide the Landlord access to the rental unit for these inspections, upon the Landlord's provision of a valid 24 hour notice.
8. If the Tenants fail to comply with the conditions set out in paragraphs 5, 6, or 7, of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

June 16, 2023
Date Issued



Nancy Morris
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 of the Tenant expires on September 1, 2024 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.