



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089584-25

In the matter of: 3469 ROCKWOOD DR
BURLINGTON ON L7N2R1

Between: Darcy Albert Law Landlord

And

Kevin Morris Tenant
Lynda Raposo Morris

Darcy Albert Law (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Morris and Lynda Raposo Morris (the 'Tenant') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

Mediation was held on December 9, 2025. The following parties participated in the mediation: The Landlord's Agent, Lenka Vavrek, the Landlord, Darcy Albert Law, and the Tenants Kevin Morris and Lynda Raposo Morris.

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

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts:

1. The Landlord paid the Tenant \$1,500.00, representing one month rent compensation, on October 24, 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before **December 31, 2025**.
2. If the unit is not vacated on or before December 31, 2025, then starting January 1, 2026, 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 January 1, 2026.

January 6, 2026

Date Issued

Kevin Kordahi

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.