



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

File Number: LTB-L-047251-25

In the matter of: 1202, 151 BAY ST
OTTAWA ON K1R7T2

Between: Paul Abbott Landlord
Michelle Abbott

And

Kensi Dickinson Tenant
Andrew Godmere

Paul Abbott and Michelle Abbott (the 'Landlord') applied for an order to terminate the tenancy and evict Kensi Dickinson and Andrew Godmere (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (N12/L2).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This adjourned application was resolved by online dispute resolution and on consent of all parties.

The Landlords representative Mr. Kouri and the Tenant were assisted by DRO Franklyn and have consented to the terms herein in full and final satisfaction of all issues arising from this tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated On January 31, 2026, pursuant to the N11 executed by the parties and dated December 10, 2025.
2. If the unit is not vacated on or before January 31, 2026, then starting February 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 February 1, 2026.
4. The tenant has been provided with the required compensation in compliance with the N12 notice served.
5. The Tenant will not be required to pay the lawful monthly rent for December 2025 and January 2026, as compensation for fridge issues at the rental until in August 2025.

6. Upon remittance of all keys to the Landlord on or before January 31st, 2026, the Landlord shall pay to the Tenant a total of \$224.89 (representing key deposits, interest, and reimbursement for purchase of a carbon monoxide/smoke detector).

January 5, 2026

Date Issued

Suzy Franklyn

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 July 1, 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.