



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-109545-25

In the matter of: Lower Unit, 1306 Valley Drive
Oshawa ON L1J7J7

Between: David Thomas Landlord
Sandra Thomas

And

Mandy Deschamps Tenant

On December 31, 2025, David Thomas and Sandra Thomas (the 'Landlord') applied for an order to terminate the tenancy and evict Mandy Deschamps (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of February 1, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

It is ordered that:

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

January 2, 2026

Date Issued

Ian Speers

Associate Chair, 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.

The tenant has until January 12, 2026 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by January 12, 2026 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 August 2, 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.