



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

File Number: LTB-L-072082-25

In the matter of: Room 5, 59 WOODFIELD RD
TORONTO ON M4L2W5

Between: Catherine Soper Landlord

And

Richard Moulaison Tenant

Catherine Soper (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Moulaison (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.

This application was heard by videoconference on December 10, 2025.

The Landlord and the Landlord's Legal Representative Joseph Behar Tenant attended the hearing.

The parties before me entered into the following consent:

It is agreed by the parties:

1. The Landlord shall comply with the *Residential Tenancies Act*, 2006 with respect to any entry into the rental unit for the duration of the tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 10, 2026.
2. If the unit is not vacated on or before May 10, 2026, then starting May 11, 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 May 11, 2026.

January 5, 2026
Date Issued

Reid Jackson
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 November 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.