



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092922-25

In the matter of: 807, 125 FOREST AVE
HAMILTON ON L8N1X7

Between: 125 Forest Partnership Landlord
c/o EIWO Canadian Management Ltd

And

Yvonne Culp Tenants
Adam Culp

125 Forest Partnership c/o EIWO Canadian Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Yvonne Culp and Adam Culp (the 'Tenants') because:

- the rental unit is the superintendent's premises and the Tenants' employment as superintendent has ended.

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 December 23, 2025.

The Landlord's Representative Gail Kukor Lang, the Landlord's Agent Jackie Stroeder and the Tenants attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 15, 2026.
2. If the unit is not vacated on or before January 15, 2026, then starting January 16, 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 16, 2026.
4. The Tenants shall pay to the Landlord \$3,136.54, which represents compensation for the use of the unit from November 1, 2025 to December 23, 2025.
5. The Tenants shall also pay the Landlord compensation of \$59.18 per day for the use of the unit starting December 24, 2025, until the date the Tenant moves out of the unit.
6. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.

7. The total amount the Tenants must pay the Landlord is \$3,322.54.

January 12, 2026

Date Issued

Brenda Mercer

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 July 16, 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.