



Order under Section 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-028992-25
LTB-T-065611-24
LTB-L-103387-25

In the matter of: 2, 68 Knox Rd W
Wasaga Beach ON L9Z2A8

Between: Kenneth Lafonte
Breanne Hanemaayer Tenants

and

Cilesia colaco
Loureno Sousa Landlords

Kenneth Lafonte and Breanne Hanemaayer (the 'Tenants') applied for an order determining that Cilesia colaco and Loureno Sousa (the 'Landlords'):

- entered the rental unit illegally. (T2 Application) **LTB-T-028992-25**

The Tenants also applied for an order determining that the Landlords:

- collected or retained money illegally. (T1 Application)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants. (T2 Application)
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application) **LTB-T-065611-24**

The Landlords applied for an order to terminate the tenancy and evict the Tenants because the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2 Application) **LTB-L-103387-25**

An Adjudicative Case Conference ('ACC') was heard by videoconference on January 6, 2026.

The Landlords and the Tenants attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. The parties mutually agreed to have applications LTB-T-065611-24 and LTB-L-103387-25 brought forward and to be heard together with the Tenants' Tenants Application LTB-

T-028992-25. I was satisfied that the parties understood the consequences of the joint submission.

At the ACC, the parties agreed:

1. The tenancy is terminated. The Tenants must move out of the rental unit on or before January 14, 2026.
2. The Landlords shall pay the Tenants \$4,000.00. This amount includes the one-month compensation owed to the Tenants pursuant to section 48.1 of the Act with respect to the N12 Notice of Termination with a termination date of January 14, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 14, 2026.
2. If the unit is not vacated on or before January 14, 2026, then starting January 15, 2026, the Landlords 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 Landlords on or after January 15, 2026.
4. On or before January 14, 2026, the Landlords shall pay the Tenants \$4,000.00.

January 12, 2026
Date Issued

Candace Aboussafy
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 Tenants expires on July 15, 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.