



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

File Number: LTB-L-079384-25

In the matter of: 641 Vickers St. North
Thunder Bay ON P7C4B6

Between: Cuc Nguyen Landlord
Roman Gertsch

And

Lacey Rae Savard Tenant
Dan Desauliniers

Cuc Nguyen and Roman Gertsch (the 'Landlord') applied for an order to terminate the tenancy and evict Lacey Rae Savard and Dan Desauliniers (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.

Prior to the videoconference hearing on January 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenants acknowledge receipt of compensation from the Landlord as required under section 48.1 of the Residential Tenancies Act, 2006 (the "Act").
- B. The Last Month Rent deposit is applied to the month of January, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2026.
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.

January 13, 2026

Date Issued

Monica Dairo

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.