



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086691-25

In the matter of: Suite 335, 285 Dufferin St
Toronto ON M6K0J2

Between: XO2 Residences Inc. Landlord

And

Emma Kathleen Eustace Tenant

XO2 Residences Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Emma Kathleen Eustace (the 'Tenant') because:

- the tenancy was entered into as a result of an agreement to purchase the condominium unit and the agreement has been terminated.

This application was heard by videoconference on December 18, 2025.

The Landlord's representative, Brian Kirkland and Lucie Zhang, Landlord's agent, Anastasia Testani, and the Tenant's representative Chris Eustace and the Tenant attended the hearing.

The parties requested the following informed consent order:

The parties agree:

1. The Landlord shall cover pay the Tenant's reasonable moving expenses supported by invoices/receipts from the Tenant.
2. The Landlord shall repay the Tenant's last month rent deposit in the amount of \$2,250.00 plus interest on the deposit calculated from May 15, 2025 in the amount of \$33.60.
3. The Landlord shall waive the Tenant's monthly rent charge for the period starting January to March 2026.
4. The Landlord shall assist the Tenant to look for a new rental unit with similar rates of rent.
5. The Landlord will honour the request of the Tenant to no longer communicate with the former purchaser.
6. The Landlord waives the application fee of \$186.00.
7. This order resolves all issues between the Landlord and Tenant in this application.

On consent, 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 March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.

January 12, 2026
Date Issued

Reshad Nazeer
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 October 1, 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.