



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

File Number: LTB-L-073990-25

In the matter of: Main, 100 O'Hara Ave
Toronto ON M6K2R2

Between: Christopher Hoyle Landlord

And

Aaron Wallace Tenants
Jordan Carr

Christopher Hoyle (the 'Landlord') applied for an order to terminate the tenancy and evict Aaron Wallace and Jordan Carr (the 'Tenants') because: the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2 application)

This L2 application was heard by videoconference on December 15, 2025.

The Landlord, the Landlord's Legal Representative, Elaine Page, and one of the Tenants, Aaron Wallace, attended the hearing. The Tenant, Jordan Carr, was not present for the hearing but her Legal Representative, Marie Beaupre, and her Authorized Agent, Jillaine Thomson, were.

Before me, the parties requested the following order on consent. This consent was reached between the parties and they confirmed the Landlord paid the requisite one-month compensation by having the rent for October 2025 waived.

I was satisfied the parties understood the terms and consequences of their joint submission.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 28, 2026.
2. The Tenants must move out of the rental unit on or before February 28, 2026.
3. If the rental unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the rental unit to the Landlord on or after March 1, 2026.
5. The last month's rent deposit that is being held by the Landlord will be used to cover the last month's rent for February 2026.
6. The monthly rent for January 2026 will be paid by the Tenants to the Landlord in full and on time.

January 16, 2026

Date Issued

Alex Brkic

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 September 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.