



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078296-25

In the matter of: Unit 2, 19 METCALFE CRES
BRANTFORD ON N3R2L7

Between: William Abraham Landlord
Nicole Abraham

And

Shane Ericson Tenant

William Abraham and Nicole Abraham (the 'Landlord') applied for an order to terminate the tenancy and evict Shane Ericson (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.

This application was heard by videoconference on January 13, 2026. Before the start of the hearing the Landlord's Representative, Francisco Gomez, the Landlord, William Abraham, and the Tenant, Shane Ericson, advised that the parties had reached an agreement. William Abraham had authorization to consent on behalf of all Landlords.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

On consent of the parties, 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. The Landlord collected a rent deposit from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy for the period from March 1, 2026, to March 31, 2026.
3. 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.

4. 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 21, 2026

Date Issued

Sumathi Dhanapal

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.

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.