



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

File Number: LTB-L-097374-25

In the matter of: B, 350 WELLINGTON ST W
MOUNT FOREST ON N0G 2L1

Between: REUEL FEENSTRA Landlord

And

TYLER QUIGLEY Tenants
VERA MCEWAN

REUEL FEENSTRA (the 'Landlord') applied for an order to terminate the tenancy and evict TYLER QUIGLEY and VERA MCEWAN (the 'Tenant') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled for a merits hearing, via video conference, on January 13, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. VERA MCEWAN attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The monthly rent increased on January 1, 2026 to \$1 800.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 1, 2026.
2. **If the unit is not vacated on or before February 1, 2026, then starting February 2, 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 2, 2026.**
4. If the rental unit has not been vacated on or before February 1, 2026, the Landlord may also collect a per diem rate of \$59.18 (based on \$1 800.00 per month X 12 months / 365 days) for use of the unit starting February 2, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit, inclusive of interest owed on this deposit, in the amount of \$1 365.00 shall be applied to the period January 1 – February 1, 2026.
6. Statutory compensation, in the amount of \$1 800.00, for the N12 notice of termination, which was due to the Tenants pursuant to the provisions of the Residential Tenancies Act, shall be paid as follows:
 - a. \$1 365.00 on or before February 6, 2026;
 - b. The balance owing in the amount of \$435.00 shall be applied to the balance owing for the January 2026 monthly rent;
 - c. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing February 7, 2026.

January 20, 2026
Date Issued

Susan Parsons
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 expires on August 2, 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.