



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-076990-25

In the matter of: 102 DUNLOP CRT
BRAMPTON ON L6X 5A6

Between: Nadeen Bailey Landlords
Everald Bailey

And

Lenvita Fox Tenants
Devaney Fox

Nadeen Bailey and Everald Bailey (the 'Landlords') applied for an order to terminate the tenancy and evict Lenvita Fox and Devaney Fox (the 'Tenants') because the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords 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. The Tenants and the Landlords attended.

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 Tenants understand and agree that commencing February 2026, the Tenants shall ensure that the monthly rent shall be paid in full on or before the twentieth (20th) day of each and every month.
- b. Statutory compensation for the N12 notice of termination, which was due to the Tenants pursuant to the provisions of the Residential Tenancies Act, has been applied to the monthly rent for January 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. **If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords 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 Landlords on or after August 1, 2026.**
4. If the rental unit has not been vacated on or before July 31, 2026, the Landlord may also collect a per diem rate of \$82.19 (based on \$2 500.00 per month X 12 months / 365 days) for use of the unit starting August 1, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit shall be applied to the last month of the tenancy.
6. With fourteen (14) days written notice to the Landlords, the Tenants may terminate the tenancy prior to July 31, 2026.
7. In exchange for the Tenants agreement to terminate the tenancy, the Landlords shall pay to the Tenants \$5 000.00. This amount shall be paid on or before June 1, 2026 **or** within five (5) days of the Tenants providing written notice to the Landlords of their intention to vacate the rental unit prior to July 31, 2026, whichever comes first. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing June 2, 2026.

January 16, 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 February 1, 2027 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.