



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077716-25

In the matter of: B, 28 FLEMING AVE
BRAMPTON ON L6Y 1K2

Between: Ryan Martin Landlord

And

Eiesha Pansy Brown Tenant

Ryan Martin (the 'Landlord') applied for an order to terminate the tenancy and evict Eiesha Pansy Brown (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 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 Tenant, Landlord and the Landlord's Legal Representative, James Hill, 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.

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. **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.**
4. If the rental unit has not been vacated on or before March 31, 2026, the Landlord may also collect a per diem rate of \$53.16 (based on \$1 617.00 per month X 12 months / 365 days) for use of the unit starting April 1, 2026 to the day the Tenant vacates the unit.
5. The last month's rent deposit shall be applied to the period March 1 – 31, 2026.

6. The Landlord shall waive the December 2025, January 2026 and February 2026 monthly rent.
7. On or before March 31, 2026, the Landlord shall pay to the Tenant \$1 600.00.
8. With same day notice to the Landlord, the Tenant reserves the right to terminate the tenancy prior to March 31, 2026.
9. For each and every day that the Tenant terminates the tenancy prior to March 31, 2026, the Landlord shall pay to the Tenant a daily amount of \$53.16.
10. If there is a breach in any payment, as per paragraphs 7 and/or 9 above, Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 1, 2026.

January 21, 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 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.