



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099061-25

In the matter of: FIRST FLOOR, 804 DOVERCOURT RD
TORONTO ON M6H2X3

Between: 804 DOVERCOURT LTD. Landlord

And

MEGAN KUCHMA Tenant

804 DOVERCOURT LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict MEGAN KUCHMA (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

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

Mediation was held on December 8, 2025. The following parties participated in the mediation: The Landlord's representative, Anome Mehrabian and the Tenant, Megan Kuchma.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The current rent is \$1025.00.
2. The Tenant was paid compensation equal to one month's rent as required by the *Residential Tenancies Act, 2006* on November 19, 2025.
3. The Landlord will pay the Tenant additional compensation in the amount of \$35,000.00.
4. The Landlord holds a rental deposit which will be applied to February 2026 rent.
5. The Landlord and Tenant have agreed that the rental unit will be vacated on or before February 28, 2026 and the Tenant will leave the rental unit in a broom swept condition.

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 February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, the Tenant shall pay the Landlord compensation of \$33.70 per day (\$1025.00 x 12 months/365 days) for the use of the unit starting March 1, 2026, until to the date the Tenant moves out of the unit.

3. If the 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 unit to the Landlord on or after March 1, 2026.
5. On or before January 9, 2026, the Landlord shall pay the Tenant \$21,000.00 by certified cheque, which represents additional compensation.
6. The Landlord shall pay the Tenant \$14,000.00 by certified cheque when the rental unit is vacated and the key returned, which represents additional compensation.

January 26, 2026

Date Issued

Rolland Roopchand

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.