



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080374-25

In the matter of: Basement Unit, 147 CONNAUGHT AVE N
HAMILTON ON L8L6Z4

Between: Joao Carlos Luis Landlord

And

Linda Marie Davie Tenants
Kim Lafonte

Joao Carlos Luis (the 'Landlord') applied for an order to terminate the tenancy and evict Linda Marie Davie and Kim Lafonte (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was heard by videoconference on January 14, 2026.

The Landlord, the Landlord's agent, Carla Luis, the Tenant, and the Tenant's support person, Kat Hayes, attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated.
2. The Tenants must move out of the rental unit on or before February 15, 2026.
3. If the unit is not vacated on or before February 15, 2026, then starting February 16, 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 February 16, 2026.

January 20, 2026
Date Issued

Stephanie Ball
Member, 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 Tenants expires on August 16, 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.