



Order under Section 100 101 Residential Tenancies Act, 2006

File Number: LTB-L-057535-25

In the matter of: House, 6127 Highway 28
Woodview Ontario K0L3E0

Between: 2000225 Ontario Inc Landlord

And Unauthorized Occupant
Michael Russell

2000225 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy of (the 'Tenant') and evict Michael Russell (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

2000225 Ontario Inc (the 'Landlord') applied for an order to evict (the 'Subtenant') because the subtenancy ended and the Subtenant continues to occupy the rental unit.

This application was heard by videoconference on January 8, 2026.

The Landlord's Agent, Janice Meharg, the Landlord's Legal Representative Nadine Little and the Unauthorized Occupant, Michael Russell, attended the hearing. The Unauthorized Occupant spoke to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agree that:

1. The Landlord shall waive all rental arrears and compensation sought in consideration of this herein consent from the Unauthorized Occupant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Unauthorized Occupant shall move out of the rental unit on or before February 15, 2026.
3. The Unauthorized Occupant shall remove all his personal effects from the rental unit on or before February 15, 2026.

4. If the unit is not vacated by February 15, 2026, then starting February 16, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after February 16, 2026.

January 21, 2026
Date Issued

Panagiotis P. Roupas
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 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.