



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091891-25

In the matter of: 2605 GOVERNMENT ROAD
PROVIDENCE BAY ON P0P1T0

Between: JEAN CROUSSETTE Landlord

And

MARCUS POLLOCK Tenant

JEAN CROUSSETTE (the 'Landlord') applied for an order to terminate the tenancy and evict MARCUS POLLOCK (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The application was heard by videoconference on January 8, 2026. The Landlord's legal representative Kelly Draycott, the Landlord, the Tenant's legal representative Susan Mullen, the Tenant, and the Purchasers Karissa Douglas and Devin Douglas attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The Landlord has compensated the Tenant an amount equal to one month's rent on December 15, 2025.
2. The lawful rent is \$850.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$27.94 This amount is calculated as follows: \$850.00 x 12, divided by 365 days.

4. The Landlord collected a rent deposit of \$850.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be applied to the last month of the Tenancy.
5. Interest on the rent deposit, in the amount of \$176.77 is owing to the Tenant for the period from November 1, 2013 to January 8, 2026.
6. The parties agree that the interest owing on the Tenant's rent deposit will be applied by the Landlord toward the outstanding rent arrears.

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. As of the date of the hearing, the amount of the rent deposit is \$850.00. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$27.94 per day for compensation for the use of the unit starting March 1, 2026 until the date the Tenant moves out of the unit.
3. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
4. 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.
5. 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.

January 19, 2026
Date Issued

Sandra Sabourin
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 of the Tenant 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.