



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-059142-25

In the matter of: 19 BIRCHFIELD DR
COURTICE ON L1E1Y2

Between: Desreen Lawrence Tenant

And

Robin Craig Landlord

Desreen Lawrence (the 'Tenant') applied for an order determining that Robin Craig (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference (ACC) was held by videoconference on January 15, 2026.

The Landlord and the Tenant attended the ACC.

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 consequences of the joint submission, and specifically that the Tenant understood the tenancy would terminate.

On consent, it is ordered that:

1. The tenancy is terminated, effective February 28, 2026.
2. The Landlord shall waive the rent arrears owing, from the period from February 1, 2025, to January 31, 2026, in the amount of \$25,918.00.
3. The last month rent deposit, in the amount of \$2,150.00, will be applied to the month of February 2026, the last month of the tenancy.
4. 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.

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 March 1, 2026.
6. This settles all issues with the tenancy to the date of the hearing.

January 19, 2026
Date Issued

Colette Myers
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 September, 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.