



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-072506-25

In the matter of: 99 JAIMIE RD
THORNHILL ON L4J6A7

Between: MARIO ANTHONY REGINA Landlord

And

KEITH NEMI Tenant

MARIO ANTHONY REGINA (the 'Landlord') applied for an order to terminate the tenancy and evict KEITH NEMI (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard on January 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord and the Tenant attended the hearing.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On August 29, 2025, the Landlord gave the Tenant a N12 notice of termination.
3. The Landlord has not compensated the Tenant an amount equal to one month's rent. The Landlord will compensate the Tenant on or before January 16, 2026.
4. The Landlord collected a rent deposit of \$2,200.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$173.86 is owing to the Tenant for the period from November 7, 2022, to January 15, 2026.

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 April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 May 1, 2026.
4. The Landlord shall apply the Tenant's last month's rent deposit and interest on the deposit to the rent for April 2026, which is the last month of the tenancy.
5. The Landlord shall compensate the Tenant an amount equal to one month's rent in the amount of \$2,200.00 on or before January 16, 2026.

January 21, 2026
Date Issued

Michelle Forrester
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 November 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.

