



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

File Number: LTB-L-081818-25

In the matter of: 1, 432 FROOD RD
SUDBURY ON P3C5A1

Between: Morgan Byers Landlord

And

Melany Yablonski Tenant

Morgan Byers (the 'Landlord') applied for an order to terminate the tenancy and evict Melany Yablonski (the 'Tenant') because:

The Landlord and the Tenant engaged in a private settlement discussion and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on January 21, 2026. The Landlord and the Tenant were present. The parties requested that Sarah Visnovec, a Dispute Resolution Officer, with the Landlord and Tenant Board issue an order on consent. As a result of this order, the hearing is canceled.

I am satisfied that the parties understood the consequences of their consent.

Agreed facts:

- a) The Landlord has compensated the Tenant an amount equal to one month's rent.
- b) The tenancy will be terminated on or before March 31, 2026, with enforcement provisions.
- c) The Landlord collected a rent deposit of \$750.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$137.68 is owing to the Tenant for the period from September 1, 2015 to February 28, 2026.
- d) The Landlord may apply the interest owing to top up the Tenant's last month's rent deposit, in accordance with the Residential Tenancies Act.
- e) The Tenant agrees to vacate the rental unit pursuant to the N12 solely for the purpose of settlement and on a without-prejudice basis. Nothing in this agreement limits or waives the Tenant's right to file a T5 application regarding the Landlord's intent or good faith.

On consent, 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. 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.
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 April 1, 2026.

January 22, 2026
Date Issued

Sarah Visnovec
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.