



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101832-25

In the matter of: 2, 1711 JANE STREET
Toronto ON M9N2S3

Between: BALDEV BHAWRA Landlord

And

SANDRA VERNEIGE Tenant

BALDEV BHAWRA (the 'Landlord') applied for an order to terminate the tenancy and evict SANDRA VERNEIGE (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was to be heard by videoconference on January 20, 2026. The Landlord's representative, George Berger, The Landlord Baldev Bhawra, the Tenant's representative, Kyle Warwic, the Tenant, Sandra Verneige and the Tenant's Support worker, Jessica Lamas attended the hearing.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The parties agreed to a non-voidable eviction order with a termination date of June 30, 2026.
3. The residential complex contains three or fewer units.

4. the Landlord has entered into an agreement of purchase and sale of the residential complex.
5. The Landlord has compensated the Tenant an amount equal to one month's rent by January 31, 2026.
6. Based on the monthly rent, the daily compensation is \$32.05. This amount is calculated as follows: $\$975.00 \times 12$, divided by 365 days.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord is waiving the application fee.
9. The Landlord collected a rent deposit of \$975.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period.
10. Interest on the rent deposit, in the amount of \$157.92 is owing to the Tenant for the period from April 1, 2017 to January 20, 2026.

It is ordered on consent that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. The last month's rent deposit shall be applied to the rent payable for the month of June 1 – 30, 2026.
3. The Tenant shall also pay the Landlord compensation of \$32.05 per day for the use of the unit starting January 1, 2026 to the date the Tenant moves out of the unit.
4. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

January 26, 2026
Date Issued

John Russett
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 January 1, 2027 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.