



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099902-25

In the matter of: 157 Concession Road 3
Princeton, ON N0J1V0

Between: McGill Properties Inc. Landlord

And

Bernie Swimm Tenants
Tammy Swimm

McGill Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bernie Swimm and Tammy Swimm (the 'Tenants') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was mediated by videoconference on January 8, 2026.

The Landlord Representative David Berstein, the Landlord Matthew McGill and the Tenants Bernie Swimm and Tammy Swimm attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants was still in possession of the rental unit.
2. The lawful rent is \$800.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12, divided by 365 days.
4. There is no last month's rent deposit.
5. The Landlord paid the Tenants the required compensation on January 6, 2026.

6. The Landlords shall pay the Tenants an additional \$4,200.00 on March 31, 2026, or on a date prior to March 31, 2026, upon receiving confirmation from the Tenants that they have secured a lease for a new residence, whichever occurs earliest.

It is ordered on consent that:

1. The application is amended to reflect the town of Princeton.
2. The Landlords shall pay the Tenants an additional \$4,200.00 on March 31, 2026, or on a date prior to March 31, 2026, upon receiving confirmation from the Tenants that they have secured a lease for a new residence, whichever occurs earliest.
3. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
4. The Tenants shall pay the Landlord compensation of \$26.30 per day for the use of the unit starting April 1, 2026, to the date the Tenants moves out of the unit.
5. 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.
6. 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 26, 2026
Date Issued

Sarah Harriman
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.