



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

File Number: LTB-L-102490-25

In the matter of: 41 OAK ST E
LEAMINGTON ON N8H2C3

Between: Peter Najem
Tom Najem
Annie Najem
Landlords

And

Brookelyn Harrison
Alan Young
Tenants

Peter Najem, Tom Najem and Annie Najem (the 'Landlords') applied for an order to terminate the tenancy and evict Brookelyn Harrison and Alan Young (the 'Tenants') because:

- the Landlords require possession of the rental unit in order to demolish the unit.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 22, 2026.

The first two named Landlords and the Landlords' Representative, Kevin Kok and the Tenants and the Tenants' Representatives' Kristen Jarvis and Lauren Piroli attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Tenants shall provide the Landlords with a minimum of 10 days written notice if the Tenants wish to terminate the tenancy prior to July 31, 2026.
3. The Landlords waive the rent for the period of February 1, 2026, through to June 30, 2026. The Tenants shall not be required to pay the Landlords rent for this period.
4. The Landlords shall apply the Tenant's rent deposit to the month of July 2026.

5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords 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 Landlords on or after August 1, 2026.

January 30, 2026

Date Issued

Ilan Shingait

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 February 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.