



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

File Number: LTB-L-080135-25

In the matter of: 2 WILLARD AVE
CAMBRIDGE ON N1R5N1

Between: MARGARET MONTAGUE Landlord

And

DANIEL SMITH Tenant

MARGARET MONTAGUE (the 'Landlord') applied for an order to terminate the tenancy and evict DANIEL SMITH (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 19, 2026.

Brittany Colley appeared as the Landlord's legal representative. The Tenant also attended the hearing. Siobhan Rocks appeared as the Tenant's legal representative.

During mediation, the parties agreed to the following:

- If the Tenant doesn't cause any further damage to the rental unit, the Landlord will waive any claim for any damages that existed as of the last inspection date.
- The Tenant will clean up any dog feces.
- The Tenant will return any removed doors, fixtures or hardware.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below

On consent of the parties, it is ordered that:

1. The tenancy is terminated effective February 28, 2026.
2. The last month's rent deposit shall be applied to rent for February 2026.
3. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 March 1, 2026.

January 28, 2026

Date Issued

Andrew Rowell

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 expires on September 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