



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

File Number: LTB-L-089375-25

In the matter of: Basement, 578 Creekview Circle
Pickering ON L1W3E4

Between: Darrell Kelly Landlord

And

Colin Green Tenant
Jacqueline Forster

Darrell Kelly (the 'Landlord') applied for an order to terminate the tenancy and evict Colin Green and Jacqueline Forster (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 20, 2026.

The Landlord, Darrell Kelly, the Landlord's Representative, Carson Frankum, the Landlord's Support, Dena Monjazed, the Tenants, Colin Green and Jacqueline Forster and the Tenant's Representative, Jimmy Gangadin attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for February 28, 2026.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by prior to the mediation
3. The Landlord will provide the Tenant \$2,000.00 extra compensation on or before February 28, 2026.

4. Based on the monthly rent, the daily compensation is \$46.03. This amount is calculated as follows: \$1,400.00 x 12, divided by 365 days.
5. The Landlord collected a rent deposit of \$1,400.00 from the Tenant and this deposit is still being held by the Landlord. The deposit is applied to the last month of tenancy.
6. The parties agreed, the Tenant waives the interest on the last month's rent deposit.
7. The parties agreed, the Landlord will provide the Tenant a reference letter on or before February 10, 2026.

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 February 28, 2026.
2. 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.
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 March 1, 2026.
4. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Tenant shall pay the Landlord compensation of \$46.03 per day for the use of the unit starting March 1, 2026, until the date the Tenant moves out of the unit.
5. The Landlord shall pay the Tenant \$2,000.00 extra compensation on or before February 28, 2026.
6. If the Landlord does not pay the Tenant the full amount owing in paragraph (5) on or before February 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.
7. The last month's rent deposit is applied to the last month of tenancy.

January 28, 2026
Date Issued

Tanya Speedie
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 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.