



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089446-25

In the matter of: Upper Unit, 32 WOODINGTON AVE
TORONTO ON M4C3J3

Between: Alan Jones Landlord

And

Pauline Pitcher Tenant

Alan Jones (the 'Landlord') applied for an order to terminate the tenancy and evict Pauline Pitcher (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.

The Landlord and the Tenant attended the hearing. Howard Tavroges appeared as the Landlord's legal representative.

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 shall terminate effective May 31, 2026.
2. The last month's rent deposit shall be applied to rent for May 2026.
3. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.
5. The Landlord waives the collection of rent for February, March and April 2026.
6. **If the Tenant vacates the unit by April 30, 2026:**
 - a) The last month's rent deposit shall be applied to April 2026.

b) The Landlord shall waive the collection of rent for February and March 2026.

c) The Landlord shall pay the Tenant \$1,100.00 on or before April 30, 2026

7. If the Tenant vacates the unit by March 31, 2026:

a) The last month's rent deposit shall be applied to March 2026.

b) The Landlord shall waive the collection of rent for February 2026.

c) The Landlord shall pay the Tenant \$2,200.00 on or before March 31, 2026.

8. If the Tenant vacates the unit by February 28, 2026:

a) The last month's rent deposit shall be applied to February 2026.

b) The Landlord shall pay the Tenant \$3,300.00 on or before February 28, 2026.

9. If the Tenant vacates the unit by January 31, 2026:

a) The last month's rent deposit shall be applied to rent for January 2026.

b) The Landlord shall pay the Tenant \$4,400.00 on or before January 31, 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.

