



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

File Number: LTB-L-079223-25

In the matter of: 97 DOANE ST
OTTAWA ON K2B6G7

Between: 9054138 Canada Ltd. Landlord

And

Shirley Racine Tenant
Jesse St. Amour

9054138 Canada Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Shirley Racine and Jesse St. Amour (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant in this decision’s title of proceedings.

The application was scheduled to be heard by video conference on January 21, 2026. The Landlord was represented by Anthony Bejjani. The Tenant, Shirley Racine was present with her representative, Charles Ng. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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 that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N12 notice of termination with the termination date of November 30, 2025. The notice was given on behalf of the Purchaser who claims that they require vacant possession of the rental unit for the purpose of residential occupation for personal use.

- b. The Landlord has compensated the Tenant an amount equal to one month's rent by November 30, 2025.
- c. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by May 31, 2026.
- d. The lawful rent is \$1,789.08. The rent is due on the 1st day of each month.
- e. Based on the Monthly rent, the daily rent/compensation is \$58.82. This amount is calculated as follows: $\$1,789.08 \times 12$, divided by 365 days.
- f. The Landlord collected a rent deposit of \$1,550.00 from the Tenant and this deposit is still being held by the Landlord. The interest due on the rent deposit, is applied to deposit to bring it up to the current rent. This deposit will be applied to the last month of the tenancy.
- g. In consideration of the Tenant agreeing to terminate the tenancy and enter into this Consent Order, the Landlord will pay the Tenant \$4,500.00. The first payment of \$2,250.00 will be paid to the Tenant on or before January 31, 2026. The final payment of \$2,250.00 will be made when the Tenant vacates the rental unit, and either returns the keys to the rental unit or provides a confirmation that the rental unit has been vacated. If the Tenant does not vacate the rental unit, as per the Consent Order, the Tenant will not receive the final payment.
- h. The Tenant may vacate the rental unit with 7 days or less notice, as agreed upon by the parties.
- i. The Tenant will pay the rent due until the end of the tenancy.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
- 2. 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.
- 3. The Tenant shall also pay the Landlord compensation of \$58.82 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
- 4. If the tenant does not vacate the rental unit, as agreed upon in this Consent Order, the Tenant will forfeit the final settlement payment in the amount of \$2,250.00.
- 5. 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.

February 3, 2026
Date Issued

Helen Giannini
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 December 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.