



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

File Number: LTB-L-105923-25

In the matter of: 375 BRANT ST
VANIER ON K1L6V5

Between: Acacio Da Silva Landlord

And

Kathie Levert Tenant
Christina Levert

Acacio Da Silva (the 'Landlord') applied for an order to terminate the tenancy and evict Kathie Levert and Christina Levert (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.

Prior to the hearing date, on January 26, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Allan Kouri, and the Tenant, Christina Levert, on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On December 12, 2025, the Landlord gave the Tenant an N12 notice of termination with the termination date of March 31, 2026.
3. The Landlord has compensated the Tenant an amount equal to one month's rent by January 15, 2026.

4. Based on the monthly rent, the daily compensation is \$42.74. This amount is calculated as follows: $\$1,300.00 \times 12$, divided by 365 days.

On consent of the parties, 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 March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.
4. If the Tenant fails to vacate the unit in accordance with paragraph 1 above, the Tenant shall also pay the Landlord compensation of \$42.74 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.

January 27, 2026
Date Issued

Michelle Forrester
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 October 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.

