



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

File Number: LTB-L-063841-25
LTB-L-066508-25
LTB-L-084604-25
LTB-L-100420-25

In the matter of: 73 DALT HICKS WAY
MARKHAM ON L6C1R6

Between: Kinsmen Non Profit Housing Corporation Landlord

And

Nicole Brown-Mason Tenant

Kinsmen Non Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Brown-Mason (the 'Tenant').

This application was heard by videoconference on January 26, 2026.

The Landlord's Legal Representative Jeff Shabes, the Tenant Legal Representative Curtis Sell, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The parties agree that this consent agreement resolves all issues in the tenancy in relation to these four applications between the parties. The parties do not admit any liability between either party.
2. The tenancy is terminated as of June 30, 2026. The Tenant must vacate the rental unit on or before June 30, 2026.
3. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
5. The Tenant may vacate prior to June 30, 2026, by providing a minimum seven days notice in writing to the Landlord.

6. The Landlord will provide a positive reference letter, with wording proposed by the Tenant's Legal Representative for review and approval of the Landlord. The reference letter shall be provided within 72 hours of receipt of the Tenant Legal Representative's proposed wording.
7. If the Tenant does not vacate on or before June 30, 2026, the arrears and damages shall be payable and due to the Landlord.
8. The Landlord agrees to waive the application fees, if the Tenant vacates on or before June 30, 2026.

February 2, 2026
Date Issued

Robert Patchett
Vice Chair, 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.