



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-108416-25-SA

In the matter of: 1A THIRTY SEVENTH ST
ETOBICOKE ON M8W3L5

Between: 141696 Canada Inc. Landlord

And

Rick Gavey Tenant

141696 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rick Gavey (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-108416-25, issued on December 29, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-108416-25.

The motion was heard by videoconference on January 22, 2026. The Landlord's representative Shelby Whittick, and the Tenant represented by Max Trower, attended the hearing.

The parties agree the motion is denied and that the stay will be lifted at 10:00pm on January 29, 2026.

The Landlord agrees to pay the Tenant \$15,000.00 by way of a certified cheque when the Tenant contacts the Tenant before 10:00pm January 29, 2026, returns the keys and provides vacant possession.

The parties also agree that if the Tenant does not return the keys and provide vacant possession by 10:00pm on January 29, 2026, that the Landlord will not be required to pay the Tenant \$15,000.00 and that the Landlord may enforce order LTB-L-108416-25.

The parties agree that this is in full and final settlement of all issues that arose from the tenancy to the date of this hearing.

It is ordered that:

1. The motion to set aside Order LTB-L-108416-25, issued on December 29, 2025, is denied.

2. The stay of Order LTB-L-108416-25, is lifted at 10:00pm on January 29, 2026.
3. Order LTB-L-108416-25 is unchanged.

January 28, 2026

Date Issued

Greg Joy

Member, 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.