



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

File Number: LTB-L-090355-25

In the matter of: 219 BERNARD AVE
LONDON ON N6A2M9

Between: Steven Roth Landlord
Stacee Roth

And

Ethan Lau Tenant
Aayush Master
Jacob Varnes

Steven Roth and Stacee Roth (the 'Landlord') applied for an order to terminate the tenancy and evict Ethan Lau, Aayush Master and Jacob Varnes (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. (N12/L2).

This application was heard by videoconference on January 29, 2026.

The Landlords together with their representative, Ms. Diamond and the Tenants attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the Tenants must provide vacant possession of the unit , on or before that date.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. On or before, February 5, 2026, the Landlord will pay to the Tenant, Ethan Lau, via e transfer \$44.80. The rent deposit and interest the Landlord owes on the rent deposit from September 2, 2022, is deducted from the amount owing by the Tenants.
5. If the Landlord does not pay the Tenants the full amount owing on or before February 5, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 6, 2026 at 4.00% annually on the balance outstanding.

6. The Tenants reserve the right to collect the monies at any time.

January 30, 2026

Date Issued

Suzy Franklyn

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.