



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

File Number: LTB-L-108307-25

In the matter of: 2889 COLONIAL RD
SARSFIELD ON K0A3E0

Between: Bryan Boileau Landlord

And

Christian Brunet Tenant

Bryan Boileau (the 'Landlord') applied for an order to terminate the tenancy and evict Christian Brunet (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.(L2).

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

The Landlord and their representative Ms. Dutrisac and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. Pursuant to the L2 Application, 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. On or before, February 1, 2026, the Tenant will pay the lawful rent for the month of February 2026.
5. On or before, March 1, 2026, the Tenant will pay the lawful rent for the month of March 2026.
6. The one month compensation was paid on November 30, 2025.
7. There is no last month rent deposit.
8. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the

Landlord pursuant to paragraphs 4 and or 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 2, 2026

Date Issued

Suzy Franklyn

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 September 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.