



**Order under Section 69 / 88.1 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-084904-25

In the matter of: 653 ONTARIO ST
SUDBURY ON P3E4K7

Between: George Alimi Landlord

And

Jeseanne Lacasse Tenant

George Alimi (the 'Landlord') applied for an order to terminate the tenancy and evict Jeseanne Lacasse (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

George Alimi (the 'Landlord') also applied for an order requiring Jeseanne Lacasse (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

George Alimi (the 'Landlord') also applied for an order requiring Jeseanne Lacasse (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on January 28, 2026.

The Landlord's Legal Representative Kelly Hawkes and the Tenant attended the hearing.

The Parties have mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of June 30, 2026. The Tenant must move out of the rental unit on or before June 30, 2026.
2. 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.
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 July 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$78.90 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
5. The parties agreed that if the Tenant vacates the rental unit on or before June 30, 2026, the Landlord shall waive the damages claim of \$8,200.00.
6. The parties agree that if the Tenant remains in the rental unit after June 30, 2026, the Tenant shall pay to the Landlord \$8,200.00, which represents the reasonable costs of repairing the damage and replacing the damaged property.
7. The parties agreed that if the Tenant vacates the rental unit on or before June 30, 2026, the Landlord shall waive the cost of filing the application \$186.00.
8. The parties agree that if the Tenant remains in the rental unit after June 30, 2026, the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If any amount is owed by the Tenant under paragraphs 6 or 8, and the Tenant does not pay the full amount to the Landlord on or before June 30, 2026, the Tenant will begin to owe interest. Interest will be calculated as simple interest at an annual rate of 4.00%, accruing from July 1, 2026, on the outstanding balance.

February 3, 2026
Date Issued

Anthony Bruno
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027 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.