



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084479-25

In the matter of: Main Floor, 103 REGENT ST
YORK ON M6M3V6

Between: Anabela Gomes Landlord

And

Ana Ventura Tenant

Anabela Gomes (the 'Landlord') applied for an order to terminate the tenancy and evict Ana Ventura (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.

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

This application was heard by videoconference on February 2, 2026.

The Landlords representative Mr. Dutra 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 April 31, 2026.
2. If the unit is not vacated on or before April 31, 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. The Tenant will be permitted to vacate sooner, upon providing the Landlord with at least 14 days written notice.
5. The one month compensation was paid by the Landlord waiving the lawful rent for the month of November 2025.
6. The Landlord also waives the lawful rent for the month of April 2026, (\$2,348.30). The Tenant is not required to pay the rent in April 2026.

February 4, 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 s.81 of the RTA, the part of this order relating to the eviction expires on, October 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 housing unit is located.