



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

File Number: LTB-L-053583-25

In the matter of: 2, 217 DUNDURN ST S
HAMILTON ON L8P4K6

Between: Clara Massara
David Bertolo
Nina Bertolo
Elio Bertolo

Landlord

And

Nicole Bertolo

Tenant

Clara Massara, David Bertolo, Nina Bertolo and Elio Bertolo (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Bertolo (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 January 23, 2026.

The Landlords, C. Massara and D. Bertolo and the Landlord's legal representative, J. Bonzo and the Tenant and the Tenant's legal representative, K. Staats attended the hearing.

The parties requested an order on consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.

February 10, 2026
Date Issued

Emily Robb
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 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.