



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

File Number: LTB-L-101693-25

In the matter of: B, 197 PARK LAWN RD
ETOBICOKE ON M8Y3J3

Between: PATRICIA JUANITA O'CAMPO Landlord
CARLOS MUNTANER BONET

And

TYLER DAY Tenant
NICOLE GRACEY

PATRICIA JUANITA O'CAMPO and CARLOS MUNTANER BONET (the 'Landlord') applied for an order to terminate the tenancy and evict TYLER DAY and NICOLE GRACEY (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 14, 2026.

The Landlord and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated January 31, 2026.
2. The Landlord collected a last month rent deposit of \$1,700.00 on October 1, 2026, which was applied to January 2026's rent.
3. The Landlord owes the Tenant \$282.37 for interest on the last month rent deposit.
4. If the Landlord does not pay the Tenant the full amount owing on or before January 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after February 1, 2026.

February 10, 2026
Date Issued

Samantha Greaves
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 expires on August 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.