



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

File Number: LTB-L-009270-25

In the matter of: 8 CANDLEWOOD CRT
BRAMPTON ON L6Z1N5

Between: Meghan Serroul Landlord

And

Allison Lee Tenants
Kaitlynn Lee

Meghan Serroul (the 'Landlord') applied for an order to terminate the tenancy and evict Allison Lee and Kaitlynn Lee (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on February 3, 2026.

The Landlord's representative, Brittney-Rose Ward, the Landlord, and the Tenants attended the hearing.

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

Agreed facts:

1. The Landlord holds the Tenants' last month rent deposit in the amount of \$2,000.00 and this will be applied to March 2026 rent. The remaining amount outstanding for March 2026 rent will be waived by the Landlord.
2. The Landlord compensated the Tenants \$2,126.47 by the termination date on the N12 notice, however the Tenants did not accept. The Landlord will re-send that amount by February 10, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants 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.

February 6, 2026
Date Issued

Vishal Nanda
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 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 rental unit is located.