



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

File Number: LTB-L-085874-25

In the matter of: UPSTAIRS, 1551 RANDY RD
SARNIA ON N7S3N5

Between: ANNA COUTURE Landlords
ROBERT N GILL

And

AIDEN SWITZER Tenants
LISA ANN KING
MAKYLA KING

ANNA COUTURE and ROBERT N GILL (the 'Landlords') applied for an order to terminate the tenancy and evict AIDEN SWITZER, LISA ANN KING and MAKYLA KING (the 'Tenants') because the Landlord in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

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

The Landlords' representative, Timothy Mobberley, one of the Landlords, Anna Couture, and the former two named Tenants attended the hearing.

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

Agreed facts:

1. The lawful rent is \$2,200.00 paid monthly.
2. The Landlords have compensated the Tenants an amount equal to one month's rent on February 2, 2026.
3. The Landlords collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$90.31 is owing to the Tenants for the period from May 1, 2024 to February 3, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants 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 Landlords 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 Landlords on or after July 1, 2026.
4. The last month rent deposit will be applied to the last month of tenancy.

February 10, 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 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.