



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

File Number: LTB-L-091738-25

In the matter of: Lower, 117 MOUNT PLEASANT AVE
LONDON ON N6H1E1

Between: JDN Property Management Inc Landlord

And

Tiawna Goulbourne Tenant

JDN Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Tiawna Goulbourne (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

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 5, 2026.

The Landlord's legal representative, Preston Haynes, and the Tenant attended the hearing.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026. The Tenant 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.
4. The parties agreed that the Landlord is holding \$1,300.00 as last month's rent and this shall be applied to March 2026 rent.

5. The Landlord agrees to waive the costs of filing the application.

February 6, 2026
Date Issued

Teresa Hunt
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.