



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085030-25

In the matter of: 2224 SUTTON DR
BURLINGTON ON L7L7K4

Between: Elite PM Inc / Recam Properties Inc Landlord

And

Collette Leroux Tenant

Elite PM Inc and Recam Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Collette Leroux (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.

This application was heard by videoconference on February 5, 2026.

The Landlord, Ai Manabe, the Landlord's Legal Representative, Vidy Matadeen, 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. The Tenant must move out of the rental unit on or before August 31, 2026.
2. The rent deposit being held by the Landlord shall be applied to the rent owing for August 2026.
3. The Landlord shall pay compensation to the Tenant in the amount of \$4,156.40. This compensation shall be paid into the Landlord Legal Representative's trust account and released to the Tenant upon confirmation that the Tenant has vacated the rental unit (through a final inspection/handover of keys).
4. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 September 1, 2026.

February 13, 2026
Date Issued

Curtis Smith
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 March 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.