



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

File Number: LTB-L-105719-25

In the matter of: 886 DUNDAS ST EAST
LONDON ON N5W3A1

Between: Jamie Tedesco Landlord

And

Taylor Evans Tenant

Jamie Tedesco (the 'Landlord') applied for an order to terminate the tenancy and evict Taylor Evans and Zach Easton (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.

The parties attended a hearing on January 27, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord, the Tenant's Legal Representative, Carmen Dawdy and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The parties agreed to remove Zach Easton as a party to the application.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord in good faith requires possession of the rental unit for the purpose of their own use.
4. The Landlord has compensated the Tenant an amount equal to one month's rent on December 15, 2025.

5. The Landlord collected a rent deposit of \$1,400.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$130.18 is owing to the Tenant for the period from October 16, 2020, to January 27, 2026.
6. The amount of the rent deposit and interest on the rent deposit will be paid by the Landlord to the Tenant upon the return of the keys to the rental unit.
7. The parties agreed to the termination date of January 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2026.
2. 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.
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 February 1, 2026.

February 6, 2026

Date Issued

Roxanne Theriault

Hearings Officer, 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 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.