



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

File Number: LTB-L-083816-25

In the matter of: MAIN FLOOR UNIT #1, 311 NORTH ST
SAULT STE. MARIE ON P6B2A6

Between: Bruce Thomas Grisdale Landlord

And

Antoniette Mosher Tenant

Bruce Thomas Grisdale (the 'Landlord') applied for an order to terminate the tenancy and evict Antoniette Mosher (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 scheduled to be heard by videoconference on February 3, 2026.

The Landlord was present. The Tenant attended with the Tenant Representative, Marcos Gomez.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. Based on the Monthly rent, the daily rent/compensation is \$22.98. This amount is calculated as follows: \$699.00 x 12, divided by 365 days.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by December 31, 2025.
3. The Landlord collected a rent deposit of \$675.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period, July 2026.
4. Interest on the rent deposit, in the amount of \$135.99, is owing to the Tenant for the period from November 14, 2014, to February 3, 2026. \$24.00 of the interest owing on the rent deposit is applied to the last rental period of the tenancy. The Landlord will pay the balance of \$111.99.

5. The Landlord waives the monthly rent payable for the period March 2026 to June 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 July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.

February 11, 2026
Date Issued

Eno Ubia
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 February 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.