



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

File Number: LTB-L-092885-25

In the matter of: 103, 31 ANNE ST W
AYLMER ON N5H 0B6

Between: Escalade Property Corp. Landlord

And

Mark Demoor Tenant
Susan Gagnon

Escalade Property Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Demoor and Susan Gagnon (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 10, 2026. The Tenants attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Loryn Lux, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026;
2. **If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026;**
4. If the rental unit has not been vacated on or before February 28, 2026, the Landlord may also collect a per diem rate of \$54.90 (based on \$1 670.00 per month X 12 months / 365 days) for use of the unit starting March 1, 2026 to the day the Tenants vacate the unit;
5. There is no last month's rent on deposit;
6. The Landlord shall waive the \$186.00 application filing fee.

February 11, 2026

Date Issued

Susan Parsons

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 expires on September 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.