



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

File Number: LTB-L-092801-25

In the matter of: 348 KATHLEEN ST
SUDBURY ON P3C 2M2

Between: AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. Landlord

And

DAWN SWITZER Tenant

AVANEW FUND 2 SINGLE FAMILY RENTAL GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DAWN SWITZER (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 for a merits hearing, via video conference, on February 10, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant, Landlord Agent, Marc Orticello and the Legal Representative for the Landlord, Angie Gravelle, attended.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

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 April 30, 2026.
2. **If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.**
4. If the rental unit has not been vacated on or before April 30, 2026, the Landlord may also collect a per diem rate of \$46.03 (based on \$1 399.95 per month X 12 months / 365 days) for use of the unit starting May 1, 2026 to the day the Tenant vacates the unit.
5. The last month's rent deposit shall be applied to the period April 1 - 30, 2026.
6. The Landlord shall waive the \$186.00 cost of filing the application.

February 17, 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 November 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.