



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104110-25

In the matter of: 13 NEW MOUNTAIN RD
STONE CREEK ON L8G2R4

Between: Chris Malmstrom Landlord

And

Zubrinic John Tenants
Laurie Reaume
Lily Reaume Zubrnic
Matthew Reaume Zubrnic

Chris Malmstrom (the 'Landlord') applied for an order to terminate the tenancy and evict Zubrinic John, Laurie Reaume, Lily Reaume Zubrnic and Matthew Reaume Zubrnic (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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

This application was heard by videoconference on February 10, 2026.

The Landlord's Representative Sara Atkinson and the Tenants 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 March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.

February 13, 2026
Date Issued

Brenda Mercer
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 October 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.