



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

File Number: LTB-L-089233-25

In the matter of: 74 Burns Circle
Barrie ON L4N 5J8

Between: Ukrainian Credit Union Limited Former Landlord

and

Katie Milne Landlords
Tyler Ethier

and

Denise Swica Tenants
Daniel Lata
Gregory Lata
Zachary Swica

Ukrainian Credit Union Limited (the 'Former Landlord') applied for an order to terminate the tenancy and evict Denise Swica, Daniel Lata, Gregory Lata and Zachary Swica (the 'Tenants') because the Former Landlord has entered into an agreement of purchase and sale of the rental unit and the purchasers (Katie Milne and Tyler Ethier) in good faith require possession of the rental unit for the purpose of residential occupation.

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

The parties attended a hearing scheduled on February 11, 2026 by videoconference.

The Former Landlord's Representative Michael Jeszka, the Current Landlords Katie Milne and Tyler Ethier, the Tenants' Representative Donald Cameron, and Tenant Denise Swica, who had authorization to consent on behalf of the other Tenants, engaged in private settlement discussions. The Parties advised that they reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The application is amended to correct the current rent amount to \$1,534.73. It is due on the 1st day of each month.
- 2) The application is amended to add the current Landlords as parties. They are noted as the Landlords in this order.
- 3) Based on the monthly rent, the daily compensation is \$50.46. This amount is calculated as follows: \$1,534.73 x 12 months, divided by 365 days.
- 4) The Former Landlord compensated the Tenants an amount equal to one month's rent.
- 5) The application is amended to correct the amount of the rent deposit collected from the Tenants by the Former Landlord to \$1,534.73. This deposit is still being held by the current Landlords. Interest on the rent deposit, in the amount of \$279.96 is owing to the Tenants for the period from January 1, 2016 to February 11, 2026. However, the Tenants waive collection of the interest.
- 6) This tenancy shall terminate as of February 11, 2026.
- 7) The Landlords will provide to the Tenants the Tenants' plants from the backyard of the rental unit and the Tenants' belongings on a mutually agreed upon date on or before May 15, 2026, after the ground has thawed.
- 8) The Tenants will leave the keys in the rental unit's mailbox by the end of today.
- 9) Both the current Landlords and Former Landlord are waiving collection of any outstanding rent from the Tenants up to today.

It is ordered on consent of the parties that:

1. The tenancy between the Landlords and the Tenants is terminated . **The Tenants must move out of the rental unit on or before February 11, 2026.**
2. If the unit is not vacated on or before February 11, 2026, then starting February 12, 2026, the Landlords 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 Landlords on or after February 12, 2026.
4. The Tenants shall pay the Landlords compensation of \$50.46 per day for the use of the unit starting February 12, 2026 until the date the Tenants move out of the unit.

5. This order on consent is in full and final settlement of this application, and resolves all issues related to this tenancy up to today, February 11, 2026.

February 17, 2026

Date Issued

Denise Hannivan

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 Tenants expires on August 12, 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.