



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

File Number: LTB-L-101750-25

In the matter of: 617, 15 Brunel Court
Toronto ON M5V3Y6

Between: Margaret Lee (P.O.A.) Landlord

And

Brady Riel Plante Tenant

Margaret Lee (P.O.A.) (the 'Landlord') applied for an order to terminate the tenancy and evict Brady Riel Plante (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was heard by videoconference on February 12, 2026. The Landlord's legal representative Elaine Page, the Landlord, the Landlord's agent Peter Tang, and the Tenant attended the hearing.

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 at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on March 31, 2026.
2. The Landlord collected a rent deposit of \$2,300.00 from the Tenant and this deposit is still being held by the Landlord. The parties agreed that the rent deposit will be applied to the March 2026 rental payment.
3. The Landlord agreed to waive all rent arrears owing to February 28, 2026.
4. The Landlord agreed to waive the application filing fee.
5. The Tenant agreed to waive any interest owing on the last month's rent deposit.

6. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and 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 20, 2026
Date Issued

Sandra Sabourin
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 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.