



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086927-25

In the matter of: UPPER UNIT, 428 NIPISSING STREET
NORTH BAY ON P1B4L5

Between: PATRICIA GAIL THERRIAULT Landlord

And

SARAH ROBINSON Tenant
TYLER LALONDE

PATRICIA GAIL THERRIAULT (the 'Landlord') applied for an order to terminate the tenancy and evict SARAH ROBINSON and TYLER LALONDE (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.

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord, Patricia Gail Therriault, and the Tenant, Sarah Robinson (Who had consent to speak on behalf of the other Tenant).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of March 31, 2026.
2. Based on the Monthly rent, the daily rent/compensation is \$44.26. This amount is calculated as follows: \$1,346.11 x 12, divided by 365 days.
4. The Landlord paid compensation to the Tenant on December 22, 2025.
5. The last months rent deposit will apply to March 2026 rent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then the Tenant shall pay the Landlord compensation of \$44.26 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.

3. 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.
4. 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 26, 2026
Date Issued

Rolland Roopchand
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 Tenant 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.