



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

File Number: LTB-L-099032-25

In the matter of: basement, 330 Algoma St N
Thunder Bay ON P7A5B1

Between: BRUNO DANTE FRANCESCO PAPA Landlord

And

ROY THOMAS Tenant

BRUNO DANTE FRANCESCO PAPA (the 'Landlord') applied for an order to terminate the tenancy and evict ROY THOMAS (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord, Bruno Dante Francesco Papa, and the Tenant, Roy Thomas. Also present was Cherie Papa, supporting the Landlord.

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

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. Compensation in the amount of \$999.38 was provided to the Tenant by way of waiving the rent for December 2025.

It is ordered on consent 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. In full and final exchange for the termination of the tenancy, the Landlord shall waive rent for the months of February and March 2026.
3. If the Tenant does not move out of the rental on or before March 31, 2026, then the rent waiver in paragraph 2 will become null and void.

4. If the unit is not vacated on or before March 31, 2026, then April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 23, 2026
Date Issued

Kevin Kordahi
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 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.