



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087123-25

In the matter of: Upstairs Unit, 80 CHURCH ST
YORK ON M9N1N3

Between: Caleb Jarvine Landlord

And

Christiaan Kooij Tenant

Caleb Jarvine (the 'Landlord') applied for an order to terminate the tenancy and evict Christiaan Kooij (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.

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

Mediation was held on February 5, 2026. The following parties participated in the mediation: The Landlord's representative, Marshall Yarmus, the Landlord, Caleb Jarvine, the Tenant's representative, George Berger, and the Tenant, Christiaan Kooij.

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

The parties agreed that:

1. The application is amended to correct the spelling of Tenant Christiaan Kooij's name to Christiaan Kooij.
2. The Landlord will waive March 2026 rent as compensation to the Tenant.
3. Provided the Tenant can provide proof to the Landlord that the last months rent deposit was paid to the previous landlord, then this will be applied to April 2026 rent.
4. Based on the monthly rent, the daily compensation is \$39.65. This amount is calculated as follows: \$1,206.11 x 12, divided by 365 days
5. The Landlord and Tenant agree to release each other from all possible claims against each other known to date.

On consent of the parties, it is ordered that:

1. The Landlord shall pay to the Tenant compensation by waiving rent for March 2026.
2. If the Landlord complies with paragraph 1, the tenancy is terminated.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before April 30, 2026.
4. If the unit is not vacated on or before April 30, 2026, then the Tenant shall pay the Landlord compensation of \$39.65 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 1, 2026.

February 24, 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 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.