



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-087178-25

In the matter of: MAIN FLOOR, 235 QUEENSTON ST
ST CATHARINES ON L2P2W9

Between: TSEWANG NORBU LAMA Landlord

And

KALOB BOTTOS Tenant
TANIS BOTTOS

TSEWANG NORBU LAMA (the 'Landlord') applied for an order to terminate the tenancy and evict KALOB BOTTOS and TANIS BOTTOS (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's representative, Charl Krouchan, the Landlord, Tsewang Borbu Lama, and the Tenants, Kalob Bottos and Tanis Bottos.

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

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts:

1. The Landlord paid the Tenant compensation in the amount of \$1,400.00 on November 27, 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 February 28, 2026.
2. In full and final exchange for terminating the tenancy and vacant possession of the unit on February 28, 2026, the Landlord shall pay to the Tenant \$2,000.00 on that date.
3. If the Tenant does not move out of the rental unit on or before February 28, 2026, then the term in paragraph 2 will become null and void.

4. If the unit is not vacated on or before February 28, 2026, then starting March 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 March 1, 2026.

February 19, 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 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.