



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

File Number: LTB-L-096500-25
LTB-T-101509-25

In the matter of: 146 WALNUT ST
LONDON ON N6H1A6

Between: Sarah Lovell Landlord

And

Brieanna Moore Tenant

Sarah Lovell (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Brieanna Moore (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 (LTB-L-096500-25).

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

The application was scheduled to be heard by videoconference on February 12, 2026.

The Tenant applied for an order determining that the Landlord collected or retained money illegally (LTB-T-101509-25).

The Tenant's application was scheduled to be heard by videoconference on April 1, 2026.

The parties agreed to bring forward the Tenant's application and resolve both applications. The Landlord was present with their legal representative, T. Mobberley, licenced paralegal. The Tenant was present with their legal representative, Dennis McKaig, licenced paralegal.

The parties resolved all issues in the Landlord's application and the Tenant's application. The parties requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The hearing scheduled for April 1, 2026 for LTB-T-101509-25 is cancelled and the application will be closed upon issuance of this order.

The parties agreed that:

- a. The lawful monthly rent is \$800.00. It is due on the 1st of each month.
- b. Based on the monthly rent, the daily compensation is \$26.30. This amount is calculated as follows: \$800.00 x 12 months, divided by 365 days.
- c. There is no last month's rent deposit.
- d. The Landlord has compensated the Tenant an amount equal to one month's rent by January 31, 2026.
- e. The Landlord waives the rent due for March and April 2026.
- f. This order resolves all issues between the parties arising from the tenancy up to the date of the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. 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.
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 May 1, 2026.
4. If the Tenant does not vacate the unit on or before April 30, 2026, then the Tenant shall pay the Landlord compensation of \$26.30 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
5. The Landlord shall not pursue or require the Tenant to pay the rent for March 2026 and April 2026. These amounts have been waived.
6. This order resolved all issues between the parties arising from the tenancy up to February 12, 2026.

February 20, 2026
Date Issued

Joanne Lolato
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 November 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.