



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

File Number: LTB-L-080780-25

In the matter of: 1, 284 IRENE CRES
OTTAWA ON K1Z7J1

Between: 1001211083 Ontario Inc. Landlord

And

Audrey Hunter Tenant

1001211083 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Audrey Hunter (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

This application was heard by videoconference on February 12, 2026, where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Maryam Cooper.

The Landlord's legal representative, David Lyman, The Landlord's agent, Carlo Cavaliere and the Tenant were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent

It is agreed that:

The Landlord in good faith intends to do repairs or renovations that are so extensive that they require a vacant possession of the rental unit.

The Tenant has given the Landlord a written notice that the Tenant intends to move back into the rental unit when the repairs or renovations are completed. The Tenant must inform the Landlord in writing of any change in address. The Landlord will notify the Tenant when the repairs or renovations are completed.

The Tenant has the right to move back into the rental unit when the repairs or renovations are completed at a rent that is no more than what the Landlord could have lawfully charged if there had been no interruption in the tenancy.

The Landlord paid the Tenant the required compensation.

The last month's rent deposit will be applied to the last month of Tenancy in April 2026.

The lawful rent is \$988.00.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026.
2. The Tenant must move out of the rental unit on or before April 30, 2026.
3. 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.
4. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after May 1, 2026.
5. The last month's rent deposit shall be applied to the last month of Tenancy.
6. The Tenant shall pay the Landlord compensation of \$32.48 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.

February 20, 2026

Date Issued

Maryam Cooper

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 31, 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.

