



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

File Number: LTB-L-080814-25

In the matter of: 3, 284 IRENE CRES
OTTAWA ON K1Z7J1

Between: 1001211083 Ontario Inc. Landlord

And

Samantha McMichael Tenant

1001211083 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha McMichael (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. The Landlord's legal representative, David Lyman, The Landlord's agent, Carlo Cavaliere, The Tenant and the Tenant's legal representative, Mahmoud Issa were present.

The parties reached consent prior to the mediation and requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

- The parties reached consent prior to the mediation on non-voidable order with termination date of May 31, 2026.
- The lawful rent is \$988.00.
- The Landlord paid the Tenant the required compensation.
- Based on the monthly rent, the daily compensation is \$32.48. This amount is calculated as follows: \$988.00 x 12, divided by 365 days.

- The Landlord collected a rent deposit of \$469.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$6.50 is owing to the Tenant for the period from June 17, 2025, to February 12, 2026.
- The Tenant agreed to pay the lawful rent on time and in full on March 1, 2026, and April 1, 2026.
- The last month's rent deposit shall be applied to the last month of Tenancy in May 2026.

Additional compensation:

- The Landlord waived all rent arrears owed to February 28, 2026, in exchange to be provided with a vacant possession of the rental unit on or before May 31, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on May 31, 2026.
2. This is a non-voidable order, and The Tenant must move out of the rental unit on or before May 31, 2026.
3. If the unit is not vacated on or before May 31, 2026, then starting June 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 Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.
5. The Tenant shall pay the Landlord compensation of \$32.48 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
6. The last month's rent deposit shall be applied to the last month of Tenancy in May 2026.

February 24, 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 November 30, 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.

