



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094903-25

In the matter of: 44 CULVER CRT
LONDON ON N5V3E8

Between: Marilyn Reeves Landlord

And

Joann Shepherd Tenants
Ken Weston

Marilyn Reeves (the 'Landlord') applied for an order to terminate the tenancy and evict Joann Shepherd and Ken Weston (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was mediated by videoconference on February 17, 2026.

The Landlord Representative Kundai Govereh, the Tenants Representative Carmen Dawdy, the Tenants Joann Shepherd attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The parties agree that the Landlord will compensate the Tenants an amount equal to one month's rent by waiving rent for February 2026.
3. The Tenants shall continue to pay to the Landlord new rent on time and in full as it comes due and owing for the period from March 1, 2026 to July 1, 2026 which is the last month of tenancy.
4. Based on the monthly rent, the daily compensation is \$23.84. This amount is calculated as follows: \$725.00 x 12, divided by 365 days.
5. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Tenants shall also pay the Landlord compensation of \$23.84 per day for the use of the unit starting August 1, 2026 to the date the Tenants moves out of the unit.
3. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.

March 3, 2026
Date Issued

Sarah Harriman
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 Tenants expires on September 8, 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.