



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

File Number: LTB-L-109344-25

In the matter of: 6994 LUNDY'S LANE
NIAGARA FALLS ON L2G1V9

Between: Svetlana Dianova Landlord

And

Sonya Kidd Tenant

Svetlana Dianova (the 'Landlord') applied for an order to terminate the tenancy and evict Sonya Kidd (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.

This application was scheduled to be heard by videoconference on February 23, 2026.

The Landlord and the Tenant's Legal Representative Robert Barber attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and conditions and freely agreed to resolve the application.

The parties agreed:

1. The Landlord gave the Tenant an N12 notice of termination with the termination date of February 28, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their child.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by February 28, 2026.
3. On February 23, 2026, the Landlord will also pay the Tenant \$1,573.40 which represents the rent deposit collected January 15, 2012 (\$1,100.00) plus interest on the deposit (\$275.00) plus per diem for the period February 24 -28, 2026 (\$198.40).
4. The Tenant is moving February 23, 2026.

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 23, 2026.
2. If the unit is not vacated on or before February 23, 2026, then starting February 24, 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 February 24, 2026.

March 3, 2026
Date Issued

Melinda Jamieson
Hearing 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 August 24, 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.