



Order under Section 69 and 31(3) Residential Tenancies Act, 2006

File Number: LTB-L-096912-25 (L2)
LTB-T-006616-26 (T2)

In the matter of: 47 CHESTNUT PARK
TORONTO ONTARIO M4W1W7

Between: Michael Flood Landlord

And

Peter Carroll
Suzanne Lord Tenants

Michael Flood (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Carroll and Suzanne Lord (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.

The Landlord also claimed compensation for each day the Tenants remain in the unit after the termination date.

The application was heard by videoconference on February 24, 2026. The Landlord's legal representative Jeff Shabes, the Landlord, the Tenant's legal representative Joseph Behar and the Tenants attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in application LTB-L-096912-25 (L2) and the Tenants' application for Substantial Interference, LTB-T-006616-26 (T2). I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The lawful rent is \$8,500.00. It is due on the 1st day of each month.
2. The Landlord is holding a last month's rent deposit in the amount of \$8,500.00. The parties agree that the last month's rent deposit will be applied to the last month of the tenancy (June 2026).
3. The Tenants agree to waive any interest owing on the last month's rent deposit.

4. The Landlord agrees to waive the rent for the months of March, April, and May 2026.
5. The Landlord agrees to not complete any landscaping or construction at the residential complex prior to June 30, 2026. However, the Landlord reserves the right to give lawful written 24-hour notice of entry for the purposes of taking measurements.
6. The parties agree that they have also executed a full and final settlement agreement with additional terms that are outside the purview of the Landlord and Tenant Board.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. This order resolves the T2 application (LTB-T-006616-26), the Board's file will be closed and a hearing will not be scheduled.
5. This order is in full and final settlement of all matters arising from the tenancy, with the exception of the Tenant's potential future right to file a T5 application.

March 2, 2026
Date Issued

Sandra Sabourin
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 January 1, 2027 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.