



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099549-25

In the matter of: 18 WAINWRIGHT DR
AJAX ON L1T4H4

Between: Judith Reid Landlord

And

Tracey Ann Nicola Griffiths Tenant
Steadman Walker

Judith Reid (the 'Landlord') applied for an order to terminate the tenancy and evict Tracey Ann Nicola Griffiths and Steadman Walker (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 remained in the unit after the termination date.

This application was heard by videoconference on February 25, 2026.

The Landlord and the Tenant Tracey Ann Nicola Griffiths attended the hearing. The Landlord was represented at the hearing by Silvat M. Syed, a licensed paralegal. The Tenant was represented by George Berger, a licensed paralegal.

The terms of the order set out below were read aloud and explained to the Tenant at the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The style of cause is amended to include Steadman Walk who is an occupant and previously unnamed Tenant of the rental unit.
2. The tenancy between the Landlord and the Tenants is terminated effective May 15, 2026.
3. The Landlord will waive the rent due on March 16, 2026 subject to paragraph 8 below.
4. The Last Month's Rent deposit will be used to satisfy the rent due on April 16, 2026.

5. If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 16, 2026.
7. The Landlord has waived the filing fee; accordingly, no filing fee is awarded.
8. If the Tenants do not vacate the rental unit on or before May 15, 2026, then the March rent conditionally waived in paragraph 3 above of \$2400.00 becomes immediately due and payable.
9. If the Tenants do not vacate the unit on or before May 15, 2026, then beginning May 16, 2026 the Tenants shall pay the Landlord compensation of \$78.90 per day for the use of the unit until the date the Tenants vacate the unit.

February 27, 2026
Date Issued

Christina Budweth
Member, 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.