



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-094455-25

In the matter of: 2, 24 BULMER AVE
SUDBURY, ON, P3C 3J3

Between: ABIODUN OMOLOJA Landlord

and

EDMOND MASSICOTTE Tenants
HELEN MASSICOTTE

- [1] ABIODUN OMOLOJA (the 'Landlord') applied for an order to terminate the tenancy and evict EDMOND MASSICOTTE and HELEN MASSICOTTE (the 'Tenants') because the Landlord requires possession of the rental unit for the purpose of residential occupation.
- [2] The application was scheduled to be heard by video conference on February 25, 2026. The Landlord was present and represented by licensed paralegal Katrina Eisenhour. The Tenants were present and represented by legal representative Jessica Pugliese.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The parties agreed to amend the Landlord's application and amend one of the Tenants' names as stated on the application to EDMOND MASSICOTTE.
 - b. The parties agreed to amend the Landlord's application and amend the rental unit address as stated on the application to 2, 24 BULMER AVE, SUDBURY, ON, P3C 3J3
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective May 31, 2026. The Tenants must vacate the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 01, 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 June 01, 2026.
4. Upon the Tenants vacating the rental unit, the Tenants shall leave the rental unit in a broom swept condition.
5. The Landlord shall pay to the Tenants \$1600.00 by no later than May 31, 2026.

March 04, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on December 01, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.