



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011729-26

In the matter of: Upper, 224 GRANGE ST
GUELPH ON N1E2W1

Between: Kristian Anderssen Landlord
Carrie Anderssen
Travis Ella

And

Tabitha McHaffie Tenant
Patrick O'Brien

Kristian Anderssen, Carrie Anderssen and Travis Ella (the 'Landlord') applied for an order to terminate the tenancy and evict Tabitha McHaffie and Patrick O'Brien (the 'Tenant') because: the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference February 24, 2026.

On February 18, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

The Landlord's representative, Bridget Lontok, The Landlords, Kristian Anderssen, and Carrie Anderssen, Travis Ella, and the Tenants, Tabitha McHaffie, and Patrick O'Brien, attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$1,240.00. It is due on the 1st day of each month.

3. Based on the monthly rent, the daily compensation is \$40.77. This amount is calculated as follows: \$1,240.00 x 12, divided by 365 days.
4. The parties agreed to a non-voidable eviction order with a termination date of May 14, 2026.
5. The Landlords have compensated the Tenants an amount equal to one month's rent on February 9, 2026.
6. The Landlords will waive rent owing from March 1 -31, 2026.
7. The rent owing for the period of April 1 -14, 2026 will be one half months rent of \$620.00 minus the interest of \$489.82 for the last months rent deposit leaving a balance owing of \$130.18.
8. The Landlords collected a rent deposit of \$1,050.00 from the Tenants and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$489.82 is owing to the Tenant for the period from December 1, 2008 to April 15, 2026.
9. The amount of the rent deposit is applied to the last month of tenancy period of April 15, 2026 to May 14, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 14, 2026.
2. No rent is payable by the Tenants for the month of March 1-31, 2026.
3. For the period of April 1-14, 2026 the Tenants shall pay \$130.18 towards rent..
4. The Landlords are holding a last month's rent deposit, and this deposit will be applied to cover the last month of the tenancy for the period April 15, 2026 to May 14, 2026.
5. If the unit is not vacated on or before May 14, 2026, then starting May 15, 2026, the Landlords 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 Landlords on or after May 15, 2026.
7. The Tenants shall also pay the Landlords compensation of \$40.77 per day for the use of the unit starting May 15, 2026 until the date the Tenants move out of the unit.

February 27, 2026
Date Issued

John Russett
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 November 15, 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.