



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

File Number: LTB-L-100223-25

In the matter of: 902 MCINTOSH ST
THUNDER BAY ON P7C3A8

Between: Lindsay Yahn Landlords
Christopher Batten

And

Amber Appel-Kakko Tenant

Lindsay Yahn and Christopher Batten (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Amber Appel-Kakko (the 'Tenant') because the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard by video conference on February 26, 2026. The Landlords attended and were self-represented. Caycie Soke, lawyer, represented the Tenant.

The parties resolved the application and requested the LTB issue 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.

The parties agreed that:

- a. There is a discrepancy between the Landlords and the Tenant as to what the monthly rent is. The Landlords state the rent is \$1,260.00 per month and the Tenant states the rent is \$1,000.00 per month.
- b. Without a determination on what the monthly rent is, the parties agreed to a per diem compensation amount of \$32.88.
- c. There is no last month rent on deposit.
- d. The Landlords paid the Tenant the required compensation equal to one month's rent in the amount of \$1,260.00 on November 17, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.

2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords 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 Landlords on or after April 1, 2026.
4. If the unit is not vacated on or before March 31, 2026, then the Tenant shall pay the Landlords compensation of \$32.88 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant wishes to vacate the unit prior to March 31, 2026, the Tenant shall provide notification to the Landlords prior to vacating.
6. If the Tenant vacates the unit prior to March 31, 2026, the Tenant is only responsible for the rent up to the date the Tenant vacates.

March 3, 2026
Date Issued

Joanne Lolato
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 October 1, 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.