



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

File Number: LTB-L-099055-25

In the matter of: 601, 563 MORNINGTON AVE
LONDON ON N5Y4T8

Between: ADRIAAN HEUNIS Landlord
JUDITH HEUNIS
LARLYN PROPERTY MANAGEMENT LTD

And

ANDRAS LERIKOS Tenant

ADRIAAN HEUNIS, JUDITH HEUNIS and LARLYN PROPERTY MANAGEMENT LTD (the 'Landlords') applied for an order to terminate the tenancy and evict ANDREAS LERIKOS (the 'Tenant') because:

- the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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

The application was scheduled to be heard on February 26, 2026, by video conference, at which the parties decided to participate in Board facilitated Online Dispute Resolution Hearing with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, Adriaan Heunis, the Landlords' Legal Representative, Andrew McMaster, the Tenant and the Tenant's Support Person, Donna Kovacich, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On November 17, 2025, the Landlord gave the Tenant an N12 notice of termination with the termination date of January 31, 2026. The notice was given on behalf of the Purchaser who claims that they require vacant possession of the rental unit for the purpose of residential occupation.
3. The Landlords have compensated the Tenant an amount equal to one month's rent on December 4, 2025.
4. Based on the monthly rent, the daily compensation is \$25.55. This amount is calculated as follows: $\$777.22 \times 12$, divided by 365 days.
5. The Landlords collected a rent deposit of \$699.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$174.31 is owing to the Tenant for the period from March 10, 2012, to February 26, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of 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 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 June 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$25.55 per day for the use of the unit starting February 27, 2026, until the date the Tenant moves out of the unit.
5. The Landlords shall apply the last month's rent deposit in the amount of \$699.00 to rent for May 2026.
6. The Tenant is authorized to deduct the Interest on the rent deposit, in the amount of \$174.31 from any rent owed to the Landlords.
7. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

March 4, 2026
Date Issued

Michelle Forrester
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 December 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.