



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100674-25

In the matter of: 228 MAURICE DR
OAKVILLE ON L6K2X1

Between: Raymund Kaczynski Landlord
Raymond Kaczynski
Ann Kaczynski

And

Lisa McBride aka Hoadley Tenant

Raymund Kaczynski, Raymond Kaczynski and Ann Kaczynski (the 'Landlord') applied for an order to terminate the tenancy and evict Lisa McBride aka Hoadley (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

Prior to the videoconference hearing on March 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Lisa Barder, the Landlord's support person, Kathy Wyand, the Landlord, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

The parties agreed to the following terms:

- A. The Tenant acknowledges that they received compensation from the Landlord as required under section 48.1 of the *Residential Tenancies Act, 2006* (the "Act").
- B. There is a last month rent deposit ("LMR") of \$1150.00 which was collected on March 1, 2006.
- C. The LMR will be applied on the last month of the tenancy.
- D. The interest owing on the LMR from March 1, 2006 to May 1, 2026 is \$182.63.
- E. The Landlord will provide the Tenant with references upon request.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Landlord is waiving the rent for the month of April 2026.

March 10, 2026
Date Issued

Monica Dairo
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.