



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

**File Number:** LTB-L-101055-25

**In the matter of:** Apt #1, 20 York Street  
Strathroy ON N7G 2E3

**Between:** Katherine Judge Landlord

**And**

Mike Windis Tenant

Katherine Judge (the 'Landlord') applied for an order to terminate the tenancy and evict Mike Windis (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.

This application was heard by videoconference on February 25, 2026. The Landlord, Katherine Judge, the Landlord's Support, Tobias Baezmar, the Tenant, Mike Windis, and the Tenant's support, Maureen Freer, attended the hearing. The Tenant did not speak with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

### **Agreed Facts:**

1. The parties have agreed to resolve the issues in this application by terminating the tenancy as of March 31, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord has compensated the Tenant an amount equal to one month's rent by February 25, 2026.
4. Based on the monthly rent, the daily compensation is \$36.90. This amount is calculated as follows: \$1,122.50 x 12 months, divided by 365 days.

5. The Landlord collected a rent deposit of \$1,100.00 from the Tenant and the deposit will be applied to the last month of the tenancy.
6. Interest on the rent deposit, in the amount of \$121.59 is owing to the Tenant for the period from February 3, 2026, to February 28, 2026.
7. Upon move out the Tenant will return the keys to the rental unit to the Landlord at her place of work.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The last month's rent deposit (\$1100.00), and the interest accrued on the last month's rent from February 3, 2026, to February 28, 2026 (\$121.59) shall be applied to the last month of the tenancy, and the remaining balance shall be paid to the Landlord by the Tenant once the Tenant has returned the keys to the Landlord.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 April 1, 2026.
5. The Tenant shall pay the Landlord compensation of \$36.90 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.

**March 11, 2026**  
**Date Issued**

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Pauline Brewster  
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.