



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100263-25

In the matter of: Unit 1 (Main), 74 ANDERSON AVE
LONDON ON N5Z2A9

Between: Carla White Landlord

And

Stephen Gray Tenant

Carla White (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Gray (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.

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

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

The Landlord's Legal Representative, Daniel Abraham, and the Tenant were present.

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.

Agreed facts:

1. On September 29, 2025, the Landlord gave the Tenant an N12 notice of termination with the termination date of November 30, 2025. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation.
2. Based on the monthly rent, the daily compensation is \$44.90. This amount is calculated as follows: \$1,365.80 x 12, divided by 365 days.
3. The Landlord collected a rent deposit of \$1,300.00 from the Tenant and this deposit is still being held by the Landlord.

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 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 Tenant shall pay the Landlord compensation of \$44.90 per day for the use of the unit starting February 27, 2026, until the date the Tenant moves out of the unit.
5. The Landlord shall apply the last month's rent deposit in the amount of \$1,300.00 to June 2026 rent.
6. The landlord shall comply with the Residential Tenancies Act, 2006 regarding the calculation and payment of any interest owing on the last month's rent deposit.
7. The Landlord shall provide the Tenant with a Tenant Referral Letter on or before March 6, 2026.
8. The landlord shall be responsible for the removal of all metal and wood debris located on the residential property.

March 10, 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 January 1, 2027, 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.

