



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-064697-25

File Number: LTB-L-011207-26

In the matter of: 6185 Rama Dalton Boundary Road
Sebright ON L0K 1W0

Between: Irene Broschell
Michael Lockyer Tenants

And

Donna McClory Landlord

In file number LTB-L-011207-26, Irene Broschell and Michael Lockyer (the 'Tenants') applied for an order determining that Donna McClory (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

In file number LTB-L-011207-26, the Landlord applied for an order to terminate the tenancy and evict the Tenants because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This parties appeared before me on March 3, 2026 for an adjudicative case conference in videoconference 144 in respect of file number LTB-T-064697-25.

At the case conference, the parties advised they had resolved all issues in both applications and jointly requested the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenants understood that the tenancy would be terminated on March 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord 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 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 April 1, 2026.
4. On or before March 31, 2026, the Landlord shall pay the Tenants \$2,800.00 representing compensation owing under section 48.1 of the *Residential Tenancies Act, 2006* (the 'Act') in respect of the application in file number LTB-L-011207-26.
5. On or before April 30, 2026, the Landlord shall pay the Tenants \$610.00 in full and final satisfaction of all claims raised in the application in file number LTB-L-011207-26.
6. The application in file number LTB-L-011207-26 is amended to include a claim for compensation under section 86 of the Act.
7. The Tenants shall also pay the Landlord compensation of \$92.05 per day for the use of the unit starting April 1, 2026 until the date the Tenants move out of the unit.
8. This order resolves all issues raised in these applications.

March 12, 2026
Date Issued

Nersi Makki

Member, 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.