



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

File Number: LTB-L-104555-25

In the matter of: UNIT #2, 839 ROSS AVE
SARNIA ON N7T7P5

Between: Sonya Rondinelli-Trimboli Landlords
Domenic Trimboli

And

Kyraith Wright (DeShane) Tenants
Colin Wright

Sonya Rondinelli-Trimboli and Domenic Trimboli (the 'Landlords') applied for an order to terminate the tenancy and evict Kyraith Wright (DeShane) and Colin Wright (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.

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

This application was scheduled to be heard by videoconference on March 9, 2026.

The Landlord's Legal Representative Ian Shemesh, Landlord Domenic Trimboli, the Tenants' Legal Representative Syboney Hines, and the Tenants attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties before the Board understood the terms and consequences and freely agreed to resolve the application before the merit hearing.

The parties agreed:

1. The Landlords gave the Tenant an N12 notice of termination with the termination date of January 31, 2026. The Landlords claim that they require vacant possession of the rental unit for the purpose of residential occupation by a parent.
2. Per the N12 notice, the Landlords will compensate the Tenants an amount equal to one month's rent (\$1,819.00) via e transfer on or by March 16, 2026.

3. Based on the monthly rent, the daily compensation is \$59.80. This amount is calculated as follows: \$1,819.00 x 12, divided by 365 days.
4. If the Tenants do not move out of the rental unit on or before June 30, 2026, waived rent for the months of April 2026 and May 2026 becomes due and collectable by the Landlord.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants 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 Landlords 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 Landlords on or after July 1, 2026.
4. The Landlords shall waive rent for April 2026 and May 2026, provided the Tenants move out of the rental unit on or before June 30, 2026.
5. The rent deposit shall apply to June 2026 rent and the Tenants waive interest on the rent deposit.
6. The Tenants shall also pay the Landlord compensation of \$59.80 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.

March 11, 2026
Date Issued

Melinda Jamieson
Hearing 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.