



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-088916-25

In the matter of: BASEMENT, 1492 FIELDGATE DR
Oshawa, ON, L1K2L6

Between: Bonnie Jankowski Landlord

and

Catherine Nelson Tenant

- [1] Bonnie Jankowski (the 'Landlord') applied for an order to terminate the tenancy and evict Catherine Nelson (the 'Tenant') because the Landlord requires possession of the rental unit for the purpose of residential occupation. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.
- [2] The application was scheduled to be heard by video conference on March 09, 2026. The Landlord was present and represented by licensed paralegal Shoshannah Wagenberg. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The parties agreed to amend the name of the Tenant as stated on the Landlord's application to Catherine Nelson.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective June 01, 2026. The Tenant must vacate the rental unit on or before June 01, 2026.

2. If the unit is not vacated on or before June 01, 2026, then starting June 02, 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 June 02, 2026.
4. If the unit is not vacated by June 01, 2026, the Tenant shall pay to the Landlord \$42.74 per day for compensation for use of the unit starting June 02, 2026 to the date the Tenant vacates the unit.
5. The Tenant shall pay the Landlord the regular monthly rent due for the month of April 2026 by April 01, 2026.
6. The last month's rent deposit will be applied to the rent due for the month of May 2026.
7. Should the Tenant vacate sooner than June 01, 2026, the Tenant will be reimbursed per diem in the amount of \$42.74, if there are no arrears owing. Should there be any arrears owing, that amount will be deducted from any reimbursement to the Tenant.

March 11, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on December 02, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.