



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

File Number: LTB-L-104581-25

In the matter of: Basement (Unit B1), 86 WYNDALE DR
NORTH YORK ON M6L1G3

Between: Maria-Teresa Marques Landlord

And

Ria Maria Sutton Tenant

Maria-Teresa Marques (the 'Landlord') applied for an order to terminate the tenancy and evict Ria Maria Sutton (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 date.

This application was heard by videoconference on March 10, 2026.

The Landlord, the Landlord's witness, Patricia Marques, the Landlord's representative, Julia MacDonald, and the Tenant attended the hearing.

At the hearing, the parties requested an order on consent to resolve the application. I was satisfied that the parties voluntarily agreed to the terms and understood the consequences of the joint submission.

The parties agreed that:

1. The Tenant will vacate the unit on or before July 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 1, 2026.
2. If the unit is not vacated on or before July 1, 2026, then starting July 2, 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 2, 2026.

March 16, 2026
Date Issued

Karen Gonçalves
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.