



**Order under Section 69 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-041947-25

In the matter of: 20, 660 HOCHELAGA ST
OTTAWA ON K1K 2E9

Between: 2667713 ONTARIO LTD Landlord

And

Rick Whitford Tenants
Elizabeth Orton

2667713 ONTARIO LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Rick Whitford and Elizabeth Orton (the 'Tenants') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was scheduled to be heard by videoconference on March 5, 2026. Rick Whitford attended on behalf of the Tenants and was represented by Rober Leavoy. The Landlord's Legal Representative, Maggie MacDonald, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 30, 2026.
2. **If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.**
4. If the rental unit has not been vacated on or before September 30, 2026, the Landlord may also collect a per diem rate of \$40.99 (based on \$1 246.87 per month X 12 months / 365 days) for use of the unit starting October 1, 2026 to the day the Tenants vacate the unit.
5. Within 30 days of the issuance date of this Order, the Landlord shall provide to the Tenants, a letter which identifies the following:
 - a. The anticipated construction timeline. This construction timeline shall be a maximum six (6) month period;
 - b. An acknowledgement of the Tenants written first right of refusal;
 - c. The Landlord's intentions once the renovations are completed as to whether the Landlord intends to sell the unit once these renos have been completed.
6. The Landlord shall waive all outstanding utilities owing up to and including March 31, 2026.
7. Commencing April 1, 2026, the Tenants shall pay \$17.97 for utilities each and every month until the Tenants have vacated the rental unit.
8. On or before March 20, 2026, the Landlord shall provide to the Tenants, a revised parking contract.
9. Provided the Tenants receive the revised parking contract, as per paragraph 8 above, then on or before May 31, 2026, the Tenants shall pay the outstanding parking charges in the amount of \$300.00 which represents parking for January 2026, February 2026 and March 2026. The parties may mutually agree to an alternate payment date.

10. The Landlord shall waive the \$100.00 parking fee for December 2025.

March 12, 2026
Date Issued

Susan Parsons
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 expires on April 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.