



March 11, 2026

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

File Number: LTB-L-103995-25

LTB-T-71721-24

In the matter of: 2036, 90 HIGHLAND DR
ORO-MEDONTE ON L0L2L0

Between: SJJS Investments Inc. Landlord

And

Caitlin Gale Tenant

SJJS Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Caitlin Gale (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 2, 2026.

The Landlords Agent Shelly Sood and the Tenants legal representative Erli Bregu and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent Only the Tenant attended the hearing.

It is ordered on consent that:

1. The Tenant shall vacate and deliver vacant possession to the landlord on or before March 31, 2026.
2. The Landlord agrees to waive and abandon any claim for rental arrears in the amount of \$31,050.00 being arrears owing as of March 2026.
3. The landlord shall pay to the Tenant \$6000.00 as consideration for settlement of all outstanding matters between the parties, payable on or before April 1, 2026 and payable to bookingcaitlingale@gmail.com .

4. If the tenant fails to vacate and provide vacant possession of the unit to the Landlord on or before March 31, 2026 no amounts shall be payable by the Landlord.
5. In the event the Tenant fails to vacate and deliver possession of the rental unit on or before March 31, 2026, the Tenant shall be liable for compensation for use and occupation at a per diem amount of \$56.70 per day for each day the tenant remains in possession in the rental unit after March 31, 2026, and until vacant possession is delivered.
6. In the event the Tenant fails to vacate and deliver vacant possession by March 31, 2026, the landlord shall be entitled to enforce this order and take all necessary steps to obtain eviction including filing the order with the sheriff for enforcement effective April 1, 2026, without further notice to the tenant.
7. 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.
8. 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.
9. This order resolves all outstanding claims between the parties arising from the tenancy up to the date of the order without costs expressly set out.

March 11, 2026
Date Issued

Jennifer Buckminster
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 October 1, 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.