



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-044298-24

In the matter of: 3, 106 Christina Street South
Sarnia ON N7T2M6

Between: Alain Lacroix Landlord

And

Michelle Lacroix Tenant

Alain Lacroix (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Lacroix (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

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

This application was mediated by videoconference on March 5, 2026.

The Landlord attended with Legal Representative, Matthew Alexander.

The Tenant attended with Tenant Duty Counsel, John Swain.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$600.00.
2. The Tenant will pay the lawful monthly rent for April 2026 and May 2026, on or before the 1st day of each corresponding month.
3. The Landlord waives the rent for the period June 1, 2026 to June 3, 2026.
4. The Tenant will pick up all funds ordered below at the Landlord's Legal Representative's office at 265 Front Street North, Unit 102, Sarnia ON N7T7X1.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 3, 2026.
2. If the unit is not vacated on or before June 3, 2026, then starting June 4, 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 4, 2026.
4. If the Tenant does not vacate the rental unit on or before June 3, 2026, the Tenant shall owe the Landlord \$19.73 per day starting June 4, 2026 and continuing until the date the Tenant vacates the rental unit.
5. The Landlord shall pay to the Tenant \$600.00 which represents the equivalent of one month's rent. The Landlord shall pay the Tenant the full amount no later than 7 days after the order is issued.
6. The Landlord shall also compensate the Tenant \$2,500.00 no later than 7 days after the order issued.
7. The Landlord shall also compensate the Tenant a subsequent \$2,500.00 upon termination of the tenancy, in exchange for all rental unit keys.
8. If the Landlord does not make any of the required payments in full and by the applicable deadline, the Landlord will start to owe interest. This will be simple interest calculated from June 4, 2026 at 4.00% annually on the balance outstanding.

March 12, 2026
Date Issued

Angela McLaughlin
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.