



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102166-25

In the matter of: Basement, 13 Kentview Cres
Markham ON L6B0E2

Between: Bevonne B Samuels Landlord

and

Lexia Leblanc Tenant

Bevonne B Samuels (the 'Landlord') applied for an order to terminate the tenancy and evict Lexia Leblanc (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- 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 11, 2026.

The Landlord's Legal Representative, Mohammad Jacquesson, the Landlord and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. On or before March 30, 2026, the Tenant shall provide post-dated cheques for payment of the rent for the remaining months of the tenancy, being April, May and June 2026.

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 July 31, 2026.

2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. On or before March 30, 2026, the Tenant shall:
 - a) Remove the couch from the garage; and
 - b) Remove all personal belongings from the common area of the basement, with the exception of one shoe rack, which may remain in the common area provided that it does not block the stairway.
5. The Tenant shall adjust the camera above the door so that it does not face directly into the common area and points only to the area above her rental unit door.

March 18, 2026
Date Issued

Candace Aboussafy
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 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.