



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094689-25

In the matter of: 252 ADELINE AVE
HAMILTON ON L8H 5V3

Between: Abdul Salih Landlord

And

Jeanine Lacroix Tenants
Jonathan Lachance

Abdul Salih (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Jeanine Lacroix and Jonathan Lachance (the 'Tenants') based on a form N12 notice of termination because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

A hearing took place at the Landlord and Tenant Board on March 11, 2026 via video conference on VC line 141. The Landlord's Legal Representative Ajitinder Grewal attended with the Landlord. The Tenants attended and were self-represented.

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.

The parties before the LTB consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy is terminated as of July 31, 2026. The Tenants shall vacate the unit on or before that date.

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. 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.

The Tenants shall pay the Landlord \$34.52 per day in compensation for the use of the unit from August 1, 2026 to the date the Tenants vacate the unit.

2. The last month's rent deposit is applied to the period of July 2026.
3. On or before April 1, 2026 and on or before the 1st (first) day of each consecutive month thereafter for the next 2 months (3 months total including the start date) up to and including June 1, 2026, the Tenants shall pay lawful monthly rent on time and in full.
4. On or before March 31, 2026 the Landlord shall compensate the Tenants in the amount of \$15,000.00 by bank draft.

March 20, 2026
Date Issued

Chris Jackson
Hearing 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 of the Tenants 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.