



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

File Number: LTB-L-001826-26

In the matter of: B, 36 DONALD ST
BELLEVILLE ON K8P2H9

Between: 2573204 Ontario Inc. Landlord

And

Christine Caldwell Tenant
Ryan McCrate

2573204 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Caldwell and Ryan McCrate (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

This application was heard by videoconference on March 12, 2026 at 09:00 am.

The Landlord Daniel McAuley and the Tenant attended the hearing.

The parties before the Board consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated effective June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

March 18, 2026
Date Issued

Kelly Delaney
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 January 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.