



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

File Number: LTB-L-095343-25

In the matter of: 307, 671 WOOLWICH ST
GUELPH ON N1H3Y9

Between: Riverside Woolwich Apartments LTD. Landlord

And

Corey Smith Tenant

Riverside Woolwich Apartments LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Corey Smith (the 'Tenant') because

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

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 16, 2026.

The Landlord's Agent, Kan Vivek, the Landlord's Legal Representative, Elizabeth Chea, the Tenant's support person, Alison Smith, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

On consent of the parties, 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 April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.
4. The Tenant shall pay to the Landlord \$14,280.90, which represents the daily compensation owing for the use of the unit from November 1, 2025 to and including April 30, 2026.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

6. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

March 17, 2026

Date Issued

Vicky Liu

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 November 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.