



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

File Number: LTB-L-107488-25

In the matter of: Main Unit, 39 MILLER ST
PARRY SOUND ON P2A1S9

Between: Michael Edington Landlords
Christine Reekie

And

Connie Harrison Tenant

Michael Edington and Christine Reekie (the 'Landlords') applied for an order to terminate the tenancy and evict Connie Harrison (the 'Tenant') because the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords 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, Michael Edington, the Landlords legal representative, Kelly Draycott, the Tenant and the Tenant's legal representative, Jayson Swain attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a hearing for this application.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlords paid the Tenant compensation of an amount equal to one month's rent by waiving the rent for January 2026.
3. The Tenants will pay the Landlords the lawful monthly rent for March and April 2026.
4. The Landlords will waive the rent for May 2026.
5. The monthly rent is \$1,938.46 and it is due on the 1st day of each month.

6. Based on the monthly rent, the daily compensation is \$63.73. This amount is calculated as follows: \$1,938.46 x 12 months, divided by 365 days.
7. The Landlords collected a rent deposit of \$1,800.00 from the Tenant and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$167.10 is owing to the Tenant for the period from May 11, 2022, to March 16, 2026.
8. The amount of the rent deposit and interest on the rent deposit will be applied to the rent for June 2026. The Tenant waives any balance owing.
9. On or before June 30, 2026, the Tenant will remove all their belongings from the rental unit and leave it free from all debris in broom swept condition.
10. The parties agree to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.
4. The last month's rent deposit and interest will be applied to rent for June 2026.
5. The Tenant shall pay the Landlords compensation of \$63.73 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
6. This order settles all claims advanced by the Landlords and/or the Tenant against one another in relation to this tenancy.

March 19, 2026
Date Issued

Oluwatobi Abobarin
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.

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.