



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

File Number: LTB-L-005816-26

In the matter of: 2106 DUNDAS ST W
TORONTO ON M6R1W9

Between: Caran Properties Group Inc. Landlord

And

Hedvika Gregorova Tenants
Barry O'Sullivan

Caran Properties Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Hedvika Gregorova and Barry O'Sullivan (the 'Tenants') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on March 19, 2026.

The Landlord and the Tenants attended the hearing.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants shall vacate 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.

March 23, 2026
Date Issued

Teresa Hunt
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.