



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

**File Number:** LTB-L-063654-25

**In the matter of:** 2, 281 NORMANHURST AVE  
HAMILTON ON L8H5N3

**Between:** Francesco Bertoni Landlord

**And**

Timothy Danby Tenant

Francesco Bertoni (the 'Landlord') applied for an order to terminate the tenancy and evict Timothy Danby (the 'Tenant') 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 Tenant remained in the unit after the termination date.

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

The Landlord's legal representative, Ian Shemesh, the Landlord, the Tenant's legal representative, Francisco Gomez, the Tenant's witness, Andy Medwid, and the Tenant attended the hearing.

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 agreed that if the Tenant does not receive the \$10,000.00 from the Landlord on the dates provided below, the Tenant does not need to vacate the rental unit.

**On consent, It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The parties agreed to a nonvoidable termination of the tenancy and the Tenant must move out of the rental unit on or before July 31, 2026.

2. 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.
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 August 1, 2026.
4. The Landlord shall pay to the Tenant \$10,000.00 in exchange for vacate possession of the rental unit.
5. On or before April 22, 2026, the Landlord shall pay to the Tenant \$7,500.00 by bank draft.
6. On or before May 7, 2026, the Landlord shall pay to the Tenant \$2,500.00 by bank draft.
7. This resolves all issues for the rental unit to date.

**March 23, 2026**

**Date Issued**

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**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.