



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-099165-25

In the matter of: BASEMENT, 5269 HIGHWAY 3
CAYUGA ON N0A1E0

Between: ERICA PAYNE-HERNANDEZ Landlord
TONY HERNANDEZ

And

KEIRA LIBERTE Tenant

ERICA PAYNE-HERNANDEZ and TONY HERNANDEZ (the 'Landlord') applied for an order to terminate the tenancy and evict KEIRA LIBERTE (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

Mediation was held on March 5, 2026. The following parties participated in the mediation: The Landlord's representative, Melanie Texeira, the Landlord, Erica Payne-Hernandez and the Tenant's representative, Ana Harbuz.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of March 31, 2026.
2. Based on the Monthly rent, the daily rent/compensation is \$36.16. This amount is calculated as follows: \$1,100.00 x 12, divided by 365 days.
3. The Tenant was paid compensation equal to one month's rent as required by the *Residential Tenancies Act, 2006* on January 13, 2026.
4. The Landlord has waived the application filing fee in the amount of \$186.00.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before March 31, 2026.

2. If the unit is not vacated on or before March 31, 2026, then the Tenant shall pay the Landlord compensation of \$36.16 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 April 1, 2026.

March 25, 2026
Date Issued

Rolland Roopchand
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 September 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.