



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

File Number: LTB-L-000824-26

In the matter of: 28 Sudbury Drive
Chatham ON N7L2K2

Between: Sandy (aka Koula) Newton Landlord

And

Heather Caron Tenants
Jared Vanneste

Sandy (aka Koula) Newton (the 'Landlord') applied for an order to terminate the tenancy and evict Heather Caron and Jared Vanneste (the 'Tenants') 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 Tenants remained in the unit after the termination date.

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

The Landlord attended with Legal Representative, Audrey Skinner.

The Tenants attended and were assisted by Tenant Duty Counsel, Jeff Wilkins.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The tenancy is terminated effective August 1, 2026.
2. On February 11, 2026, the Landlord satisfied the Landlord's obligation under section 49.1 of the *Residential Tenancies Act, 2006* (the 'Act') to pay the Tenants compensation equal to one month's rent.
3. The lawful rent is \$1,500.00 for the months of April 2026, May 2026 and June 2026.

4. The last month's rent deposit will be applied to the rent for July 2026, the last month of the tenancy.
5. The Landlord waives the rent for August 1, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 1, 2026.
2. If the unit is not vacated on or before August 1, 2026, then starting August 2, 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 2, 2026.
4. If the Tenants do not vacate the rental unit on or before August 1, 2026, the Tenants shall owe the Landlord \$49.32 per day starting August 2, 2026 and continuing until the date the Tenants vacate the rental unit.
5. This order resolves all issues regarding this tenancy up to the date of the mediation.

March 31, 2026
Date Issued

Angela McLaughlin
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 February 2, 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.