



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000503-26

In the matter of: 186 Bedford Crescent
Sarnia ON N7S4B5

Between: Peter Durcek Landlord

And

Tracy Ramos Tenant

Peter Durcek (the 'Landlord') applied for an order to terminate the tenancy and evict Tracy Ramos (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.

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

The Landlord attended with Legal Representative, Karl Sadowski.

The Tenant attended with Legal Representative, Melissa Bradley.

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 Tenant will vacate the rental unit, and then the Landlord will occupy the rental unit in accordance with the N12 Notice of Termination.
2. The tenancy is terminated effective July 31, 2026.
3. The Landlord waived the rent for January 2026 to satisfy the Landlord's obligation under section 49.1 of the *Residential Tenancies Act, 2006* (the 'Act') to pay the Tenant compensation equal to one month's rent.
4. The lawful rent is \$850.00 per month.
5. The last month's rent deposit will be applied to the rent for July 2026, the last month of the tenancy.

6. The Landlord waives all future rent for the remainder of the tenancy.
7. Upon request, the Landlord will provide the Tenant with 10 N95 masks.
8. Upon request and as required, the Landlord will provide the Tenant with 3 dumpsters to be delivered to the driveway of the rental unit.
9. The Landlord will provide 24 hours notice via email prior to entering the rental unit and prior to the delivery of the dumpsters.
10. Before delivery of the dumpsters, the Tenant will remove their vehicle from the driveway to make room for the dumpsters.
11. The Tenant agrees to the terms of this order and agrees not to pursue any maintenance claims against the Landlord regarding this tenancy.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. 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. If the Tenant does not vacate the rental unit on or before July 31, 2026, the Tenant shall owe the Landlord \$27.95 per day starting August 1, 2026 and continuing until the date the Tenant vacates the rental unit.

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 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.