



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

File Number: LTB-L-001094-26

In the matter of: 393 DONALD ST
OTTAWA ON K1K1M2

Between: ALWYN HORACE D'SOUZA Landlords
TRESA D'SOUZA

And

EDDY ROSARION Tenants
OLIVIA BRUMAIRE

ALWYN HORACE D'SOUZA and TRESA D'SOUZA (the 'Landlords') applied for an order to terminate the tenancy and evict EDDY ROSARION and OLIVIA BRUMAIRE (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was scheduled to be heard by videoconference on March 23, 2026.

The Landlord's Legal Representative Andrew McMaster, the Landlords, Purchaser Vessela Zaykova, the Tenants and Tenant Support Ekinelec Noel attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application rather than a hearing.

The parties agreed:

1. The Landlords gave the Tenants an N12 notice of termination with the termination date of February 28, 2026. The notice was given on behalf of the Purchaser who claims that they require vacant possession of the rental unit for the purpose of residential occupation.
2. The Landlords have compensated the Tenants an amount equal to one month's rent by February 28, 2026.
3. The rent deposit will apply to the last month of the tenancy.

4. The Landlords will assist, to the best of their ability, with the use of their agent to help the Tenants find a new rental.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords 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 Landlords on or after June 1, 2026.

March 31, 2026
Date Issued

Melinda Jamieson
Hearing 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 December 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.