



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

File Number: LTB-L-001941-26

In the matter of: BSMT, 15 MAPLETON AVE
BARRIE ON L4N7M2

Between: ANDREAS FINK Landlord

And

CORY SUTER Tenant

ANDREAS FINK (the 'Landlord') applied for an order to terminate the tenancy and evict CORY SUTER (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.

This application was heard by videoconference on March 24, 2026.

The Landlord, the Landlord's Legal Representative, Krysta Pacheco, the Tenant's Legal Representative, Peter Swales, and the Tenant attended the hearing.

The parties agreed:

1. The Tenant acknowledged that, when vacating the rental unit, they will remove all personal belongings and will not leave any garbage in the unit.

On consent of the parties, it is ordered that:

2. The Landlord shall provide the Tenant a cheque in an amount \$5,040.00 on or before May 31, 2026.
3. If the Landlord complies with paragraph 2, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
4. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 1, 2026.

March 30, 2026
Date Issued

Joy Xiao
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.

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.