



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

File Number: LTB-L-002410-26

In the matter of: 504, 8 GLADSTONE AVE
TORONTO ON M6J0B3

Between: MARY ANNE FAUSTINA SAVOIE Landlords
NICOLAS ROULEAU

And

CLARE WILLIS Tenants
EMMA WILLIS

MARY ANNE FAUSTINA SAVOIE and NICOLAS ROULEAU (the 'Landlords') applied for an order to terminate the tenancy and evict CLARE WILLIS and EMMA WILLIS (the 'Tenants') because:

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

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

The Landlords, the Landlords' Legal Representative, Jackie Struthers, and the Tenants attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. 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.
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 April 1, 2026.
4. The parties acknowledge that the required N12 compensation of \$3,800.00 was paid on March 22, 2026 via e-transfer and that the last month's rent held by the Landlords was applied towards the Tenants' March 2026 rent.

March 27, 2026
Date Issued

Curtis Smith
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 October 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.