



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001398-26

In the matter of: BASEMENT, 65 ARDGOWAN CRES
SCARBOROUGH ON M1V1B4

Between: Francis Tse
Jenny Tse
Landlords

And

Nardia Ennis
St. Michael Graham
Kyla Ennis Graham
Tenants

Francis Tse and Jenny Tse (the 'Landlords') applied for an order to terminate the tenancy and evict Nardia Ennis, St. Michael Graham and Kyla Ennis Graham (the 'Tenants') because the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year. The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on March 24, 2026.

Before the start of the hearing the Landlord Francis Tse, the Landlords' legal representative Taff Butters and the Tenants agent Tanya Keller and the Tenant Thomas Cummings engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlords provided the compensation required with the N12 notice by way of a rent credit applied to the rent for November 2025.
2. The current monthly rent is \$1,240.00. It is due on the 16th day of each month.
3. Daily rent is \$40.77 which is calculated as follows: \$1,240.00 x 12 months / 365 days

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$40.77 per day for the use of the unit starting July 1, 2026, to the date the Tenants move out of the unit.

April 2, 2026
Date Issued

Diego Fernandez-Stoll
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 January 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.