



**Order under Section 94
Residential Tenancies Act, 2006**

File Number: LTB-L-045961-25

In the matter of: 408, 11 WEST ST
BRANTFORD ON N3T3E4

Between: West-Bridge District Inc. c/o Valour Management Inc. Landlord

And

John Tiffin Tenant

West-Bridge District Inc. c/o Valour Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict John Tiffin (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

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 26, 2026.

The Landlord's agent, K. Bitman, the Landlord's legal representative, D. Ciobotaru, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

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 April 30, 2026.
2. If the Tenant moves out of the rental unit on or before April 30, 2026, the Landlord waives all entitlement to rent arrears or costs to April 30, 2026.

3. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 1, 2026.

March 30, 2026
Date Issued

Nancy Morris
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 November 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.