



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001486-26

In the matter of: UPPER UNIT, 867 HAMILTON RD
LONDON ON N5Z1V8

Between: Russel Higginbottom Landlord

And

Sarah Leyes Tenant

Russel Higginbottom (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Leyes (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.

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

The Landlord, the Landlord's legal representative Kevin Kok, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties understood the consequences of agreeing to the order below on consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant 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.

April 1, 2026
Date Issued

Jeremy Henderson
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.