



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

File Number: LTB-L-095095-25

In the matter of: 1, 105 BRODIE AVE
SUDBURY ON P3C3M9

Between: Jesse Cloutier Landlord

And

Jacob Calib Wright Tenant

Jesse Cloutier (the 'Landlord') applied for an order to terminate the tenancy and evict Jacob Calib Wright (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- 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.

The application was scheduled to be heard on March 24, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, John Andersen, the Landlord, The Tenant's Legal Representative, Zoé St Pierre and Joshua Wright attended the hearing.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was file.
2. On October 20, 2025, the Landlord gave the Tenant an N12 notice of termination with the termination date of December 31, 2025.
3. The Landlord has not compensated the Tenant an amount equal to one month's rent. The Landlord will compensate the Tenant by April 30, 2026.
4. The Landlord collected a rent deposit of \$910.00 from the Tenant and this deposit is still being held by the Landlord.

On consent of the parties, 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 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.
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 May 1, 2026.
4. The Landlord shall apply the Tenant's rent deposit in the amount of \$910.00 to rent for April 2026.
5. The Landlord shall pay the Tenant the compensation equal to one month's rent and interest on the last month's rent deposit on or before April 30, 2026 by way of email transfer.

April 1, 2026

Date Issued

Michelle Forrester

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 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.

