



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

File Number: LTB-L-108116-25

In the matter of: 1, 293 Queen St
Chatham ON N7M2H5

Between: 2298279 Ontario Ltd Landlord

And

Danielle Robert Tenants
Benjamin St Jean

2298279 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Robert and Benjamin St Jean (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was mediated by videoconference on March 17, 2026.

The Landlord Representative Dennis McKaig, the Landlord Patrick Pinsonneault, the Tenants Representative Christopher Hall and the Tenants Danielle Robert and Benjamin St Jean attended the hearing.

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 Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord has compensated the Tenants an amount equal to one month's rent by February 28, 2026.

3. Based on the monthly rent, the daily compensation is \$33.99. This amount is calculated as follows: \$1,034.00 x 12, divided by 365 days.
4. The Landlord collected a rent deposit of \$900.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the month of May 2026, which is the last month of the tenancy.
5. Interest on the rent deposit, in the amount of \$104.43 is owing to the Tenants for the period from July 1, 2020, to April 30, 2026. The interest has been used to increase the amount of the rent deposit held by the Landlords so that it is equal to the lawful monthly rent for May 2026. The remaining balance of \$46.00 will be paid by the Landlord to the Tenants on or before April 30, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
2. The Landlords shall pay to the Tenants the amount of \$46.00 for the remaining balance of interest owed to the Tenants on or before April 30, 2026.
3. The Tenants shall also pay the Landlords compensation of \$33.99 per day for the use of the unit starting April 1, 2026 to April 30, 2026.
4. The rent deposit will be used to satisfy the rent for the month of May 2026, which is the last month of the tenancy.
5. If the Tenants remain in the unit after May 31, 2026, then starting June 1, 2026 the Tenants shall pay the Landlords compensation of \$33.99 per day for each day they remain in the unit until they vacate or the eviction is enforced.
6. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 June 1, 2026.

April 1, 2026
Date Issued

Sarah Harriman
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 Tenants expires on November 30, 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.