



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

File Number: LTB-L-009449-26

In the matter of: Basement (Lower) Unit, 903 KING ST E
OSHAWA ON L1H1H3

Between: 2339722 Ontario Ltd. Landlords
East Vista Property Management

And

Christianne Plante Tenants
Jay Johnston

2339722 Ontario Ltd. and East Vista Property Management (the 'Landlords') applied for an order to terminate the tenancy and evict Christianne Plante and Jay Johnston (the 'Tenants') because the Landlords require vacant possession of the rental unit in order to do major repairs or renovations to the unit.

This application was heard by videoconference on March 26, 2026.

The Landlords' Agents, Ximena Davidson and Peter Balchand, the Tenants and the Tenants' support worker, Deanpaul Chambers, attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon terms / Acknowledgements:

1. The tenancy will terminate in a final way on March 31, 2026.
2. The Tenants may leave the keys to the rental unit in a sealed envelope in the mailbox for the rental unit. The Tenants must send an email to the Landlords and the property management company as soon as this has been done.
3. The Landlords will return the last month's rent deposit and the interest owing thereon, totalling \$1,678.56, to the Tenants on or before April 1, 2026 as the Tenants already paid the rent for the month of March 2026. The Landlords shall do so by e-transfer using the email address for Christianne Plante, which was confirmed at the hearing.
4. The Tenants do not intend to return to the rental unit and will not be exercising their right of first refusal, as such, the parties agree that the Landlords are free to rent the unit to someone else once the work to the rental unit is completed.

5. The Landlords and the Tenants agree to fully and finally release the other from any further claims, applications or legal action with respect to the tenancy as of the date of the hearing.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated, effective March 31, 2026. The Tenants 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 Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. The Tenants shall pay the Landlords compensation of \$55.19 per day for the use of the unit starting April 1, 2026 until the date the Tenants move out of the unit.
4. Upon receipt of this order, the Sheriff is directed to give vacant possession of the unit to the Landlords on or after April 1, 2026.
5. This consent order resolves any and all issues with respect to the tenancy up to the date of the hearing.

April 2, 2026
Date Issued

Rachel Gibbons
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 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.