



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002457-26

In the matter of: 11374 YARMOUTH CENTRE RD
ST THOMAS ON N5P3T3

Between: Roger Reid Landlord

And

Robert Anderson Tenant

Roger Reid (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Anderson (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.

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 24, 2026.

Before the start of the hearing the Landlord Legal Representative, Susana Pereira, and the Tenant's Legal Representative, Elena Dempsey, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On November 17, 2025, the Landlord gave the Tenant an N12 notice of termination with the termination date of January 31, 2026.
3. The Landlord has compensated the Tenant an amount equal to one month's rent.

4. The Tenant shall pay the lawful monthly rent starting April 1, 2026 up to and including December 31, 2026.
5. Based on the monthly rent, the daily compensation is \$21.37. This amount is calculated as follows: \$650.00 x 12, divided by 365 days.
6. The Landlord shall apply the last month's rent deposit to the last month of the tenancy.
7. The parties mutually agreed to a nonvoidable order with an eviction date of December 31, 2026.

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 December 31, 2026.
2. If the unit is not vacated on or before December 31, 2026, then starting January 1, 2027, 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 January 1, 2027.
4. The Tenant shall pay the Landlord compensation of \$21.37 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
5. The Landlord shall apply the Tenant's last month's rent deposit to the last month of the tenancy.
6. The Landlord shall waive the \$186.00 for the cost of filing the application.

April 2, 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 July 1, 2027 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.

