



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004145-26

In the matter of: 134 GARSIDE AVE N
HAMILTON ON L8H4W6

Between: Lisa Ann Long Landlords
Kurt Long

And

David Macdonald Tenants
Karen Macdonald

Lisa Ann Long and Kurt Long (the 'Landlords') applied for an order to terminate the tenancy and evict David Macdonald and Karen Macdonald (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

The Landlords' Representative Alistair Trent and the Tenants David Macdonald and Karen Macdonald engaged in private settlement discussions and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on March 25, 2026 at 11:00 a.m. where the parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent in settlement of all matters raised in the application.

The parties mutually agreed to resolve all matters at issue in this 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 Landlords will compensate the Tenants the amount equivalent to one month's rent on or before April 30, 2026.

2. Based on the monthly rent, the daily compensation is \$39.16. This amount is calculated as follows: \$1,191.00 x 12, divided by 365 days.
3. The Landlords collected a rent deposit of \$1,191.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit will be used to satisfy the rent for the month of **April 2026**, which is the last month of the tenancy.
4. Interest on the rent deposit, in the amount of \$1.44 is owing to the Tenants for the period from March 2, 2026 to March 31, 2026.

It is ordered on consent that:

1. The Landlords shall pay to the Tenants compensation in the amount of \$1,191.00 on or before April 30, 2026.
2. If the Landlords make the payment required in paragraph 1, the tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
3. The Landlords shall pay to the Tenants the amount of \$1.44 for interest owed on the rent deposit on or before April 30, 2026.
4. The rent deposit shall apply to the month of April 2026, which is the last month of the tenancy.
5. If the Tenants vacate the unit before April 30, 2026 then the Landlords shall compensate the Tenants on a per diem basis from the date they vacate the unit until the termination date.
6. The Tenants shall pay the Landlords compensation of \$39.16 per day for the use of the unit starting May 1, 2026 until the date the Tenants moves out of the unit.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after May 1, 2026.

April 8, 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 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.