



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

File Number: LTB-L-005845-26

In the matter of: 1 Basement, 390 Janet St.
Sudbury, ON P3B2Z6

Between: Jake Runia Landlord

And

Patricia O'Hearn Tenant

Jake Runia (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia O'Hearn (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.

This application was heard by videoconference on March 31, 2026.

The Landlord, the Tenant's Representative, Zoe St Pierre, the Tenant's support person, Mekala Raymond, and the Tenant attended the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

Parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On October 30, 2025, the Landlord gave the Tenant an N12 notice of termination deemed served on October 30, 2025, with the termination date of January 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their child, Oak Campbell-Runia for a period of at least one year.
3. The Landlord has compensated the Tenant an amount equal to one month's rent by January 31, 2026.

4. The Tenant has paid to the Landlord all rent that was due for the period ending April 30, 2026.
5. There is no last month's rent deposit.
6. The tenancy will terminate on April 30, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant will terminate April 30, 2026.
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.

April 8, 2026
Date Issued

Ken Audziss
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 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.