



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005468-26

In the matter of: BASEMENT, 37 STRATHY RD
AJAX ON L1S2V2

Between: BRENDA COFINI Landlord

And

JENNIFER KOFLER Tenant

BRENDA COFINI (the 'Landlord') applied for an order to terminate the tenancy and evict JENNIFER KOFLER (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.

Prior to the videoconference hearing on April 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Kimberley Covey, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant acknowledges receipt of compensation from the Landlord as required under section 48.1 of the *Residential Tenancies Act, 2006* (the "Act").
- B. The Landlord will return the Last Month Rent deposit to the Tenant on or before April 16, 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 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.

Additional terms

4. The Landlord shall pay to the Tenant an additional compensation of \$1050.00 on or before April 16, 2026.
5. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

April 9, 2026
Date Issued

Monica Dairo
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.