



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

File Number: LTB-L-109590-25

In the matter of: 1, 143 MISSISSAUGA AVE
ELLIOT LAKE ON P5A1E3

Between: PPG Management Landlord

And

Debbie Kemp Tenants
Steven Bonczuk

PPG Management (the 'Landlord') applied for an order to terminate the tenancy and evict Debbie Kemp and Steven Bonczuk (the 'Tenants') because: the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

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 April 7, 2026. The Landlord's Agent, Bradyn Bortoluzzi and the Tenants were present. I am satisfied the parties understood the terms and consequences of this order.

Agreed facts:

The parties reached consent to terminate the Tenancy on May 31, 2026.

The parties agreed that the lawful rent is \$1,345.00.

The last month's rent deposit \$1,295.00 was received on July 17, 2025.

The Landlord will pay to The Tenants \$26.15, interest on the last month's rent deposit from July 17, 2025, to May 31, 2026.

The last month's rent deposit will be applied to the last month's rent in May.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on May 31, 2026.
2. The Tenants must move out on or before May 31, 2026.
3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 June 1, 2026.
5. The last month's rent deposit shall be applied to the last month of tenancy in May.
6. The Tenants shall also pay the Landlord compensation of \$44.22 per day for the use of the unit starting June 1, 2026, until the date the Tenants move out of the unit.

April 10, 2026
Date Issued

Maryam Cooper
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.