



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006640-26 & LTB-T-026982-26

In the matter of: 2, 366 BARRIE RD
ORILLIA ON L3V2R9

Between: Giacinto Reda Landlords
Frank Reda

And

Kayla LoRusso Tenant

Giacinto Reda and Frank Reda (the 'Landlords') applied for an order to terminate the tenancy and evict Kayla LoRusso (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 scheduled to be heard by videoconference on April 7, 2026.

The Landlord's Legal Representative Ciara McMillen, Landlord Giacinto Reda and the Tenant attended the hearing.

The parties agreed to pull forward LTB-T-026982-26, an application about tenant's rights, and the Tenant agreed to withdraw this application as part of this resolution.

The parties before the Landlord and Tenant Board request the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the applications.

The parties agreed:

1. The Landlords gave the Tenant an N12 notice of termination with the termination date of March 19, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by a child.
2. The Landlords have compensated the Tenant an amount equal to one month's rent by March 19, 2026.

3. There is no last month's rent deposit.
4. On April 20, 2026, the Tenant will pay \$397.37 to the Landlords' (compensation for the period April 20, 2026, to May 1, 2026).

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 1, 2026.
2. If the unit is not vacated on or before May 1, 2026, then starting May 2, 2026, the Landlords 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 Landlords on or after May 2, 2026.
4. The Tenant withdraws LTB-T-026982-26.

April 10, 2026
Date Issued

Melinda Jamieson
Hearing 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 November 2, 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.