



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004296-26

In the matter of: C, 53 Paget Street South
New Liskeard ON P0J1P0

Between: Deftac Systems Inc. Landlord

And

Mikayla Rosa-Lee Morrison Tenants
Riley Leo Moreau

Deftac Systems Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mikayla Rosa-Lee Morrison and Riley Leo Moreau (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was heard by videoconference on April 7, 2026. The Landlord's Agent, Darcy Griffith, the Landlord's Legal Representative, Kelly Hawkes, and the Tenant, Mikayla Rosa-Lee Morrison, attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated.
2. The Tenants shall move out of the rental unit on or before May 31, 2026.
3. If the unit is not vacated by May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
4. Upon receipt of this order, the Sheriff is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.

5. If the Tenants do not vacate the rental unit on or before May 31, 2026, the Tenants shall pay to the Landlord daily compensation of \$53.92 for use and occupation of the unit, commencing June 1, 2026 until the Tenants vacate the rental unit.
6. The Landlord's cost to file the application, being the \$186.00 filing fee, is waived.

April 15, 2026
Date Issued

Rachel Gibbons
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 expires on December 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.