



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

File Number: LTB-L-006289-26

In the matter of: MAIN FLOOR, 53 SHADYSIDE AVE
HAMILTON ON L8V3E2

Between: MILAREY TAMIING Landlord

And

STEPHEN JAMES BROWN Tenant

MILAREY TAMIING (the 'Landlord') applied for an order to terminate the tenancy and evict STEPHEN JAMES BROWN (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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, The Landlord's legal representative, Jeremy Delfin and the Tenant were present. I am satisfied the parties understood the terms and consequences of this order.

It is agreed that:

The parties reached consent prior to the mediation on the termination date of April 30, 2026.

The Landlord paid the required compensation with Notice N12.

The lawful rent is \$1,709.00.

The last month's rent deposit will be applied to the last month of Tenancy in April 2026. No interest is owed on the last month's rent deposit.

The parties agreed this is a full and final settlement of all issues arising from this Tenancy.

The Landlord waived all utilities owing to April 30, 2026, in exchange to be provided with a vacant possession of the rental unit.

The Landlord waived the application filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on April 30, 2026.
2. The Tenant must move out on or before April 30, 2026.
3. 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.
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 May 1, 2026.
5. The Tenant shall also pay the Landlords compensation of \$56.19 per day for the use of the unit starting May 1, 2026, until the date the Tenants move out of the unit.
6. The last month's rent deposit shall be applied to the last month of Tenancy in April 2026.
7. This order resolves all issues arising from this tenancy between the Landlord and the Tenant and it is a full and final settlement of all issues.

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.

