



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106973-25-**AM**

In the matter of: 806678 Oxford Road 29
Drumbo ON N0J1G0

Between: Peter Ioannidis Landlord
762519 ONTARIO LIMITED

And

Sherry Johnston Tenant

This order amends the original order issued on March 23, 2026, which contained a clerical error. All changes to the original order are issued in underlined and bolded script.

Peter Ioannidis and 762519 ONTARIO LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict **Sherry Johnston** (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

This application was heard by videoconference on March 19, 2026.

The Landlord's legal representative, Mark Rush, the Landlord and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On Consent, 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.
4. On or before April 20, 2026, the Landlord shall pay to the Tenant \$2,000.00 by etransfer to sherryjohnston84@gmail.com
5. On or before April 29, 2026, the Landlord shall pay to the Tenant \$2,500.00 by etransfer to sherryjohnston84@gmail.com

April 9, 2026
Date Amended

March 23, 2026
Date Issued

Teresa Hunt
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.