



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108749-25

In the matter of: 65 Woodman Drive North
Hamilton ON L8H2M6

Between: DiCenzo Management Inc. Landlord

And

Thomas J. Gillis Tenant

DiCenzo Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas J. Gillis (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 mediated by videoconference on March 26, 2026.

The Landlord's Agents, Dennis Mercer and Allan Buist, attended with Legal Representative, Petar Guzina.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The tenancy is terminated effective May 15, 2026.
2. The Landlord satisfied the Landlord's obligation under section 49.1 of the *Residential Tenancies Act, 2006* (the 'Act') to pay the Tenant compensation equal to one month's rent. The Landlord paid via cheque dated January 16, 2026 in the amount of \$972.94.

3. The Landlord collected a rent deposit of \$437.90 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the rent for May 1, 2026 to May 15, 2026.
4. Interest on the rent deposit in the amount of \$9.65 is owing to the Tenant for the period from June 1, 2025 to May 15, 2026.
5. There is a credit of \$325.33 on the Tenant's ledger.
6. The lawful monthly rent is \$972.94.

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 May 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 16, 2026.
4. If the Tenant does not vacate the rental unit on or before May 15, 2026, the Tenant shall owe the Landlord \$31.99 per day starting May 16, 2026 and continuing until the date the Tenant vacates the rental unit.

April 10, 2026
Date Issued

Angela McLaughlin
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 16, 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.