



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-106681-25

In the matter of: unit 1, 323 CRAWFORD ST
ORILLIA, ON, L3V1K2

Between: Greg Strongman Landlord

and

Rebecca McManus Tenants
Robert McManus

- [1] Greg Strongman (the 'Landlord') applied for an order to terminate the tenancy and evict Rebecca McManus and Robert McManus (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- [2] The application was scheduled to be heard by video conference on April 09, 2026. The Landlord was present and self-represented. The Tenants were present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective August 01, 2026. The Tenants must vacate the rental unit on or before August 01, 2026.
2. If the unit is not vacated on or before August 01, 2026, then starting August 02, 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 August 02, 2026.

April 13, 2026

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio

Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on February 02, 2027, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.