



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

File Number: LTB-L-009551-26

In the matter of: Lower Unit, 12 NEWHAVEN CRT
HUNTSVILLE ON P1H1M8

Between: Ontario 2788838

Landlord

And

Karni Sweeney
Michael Donaldson

Tenant

Ontario 2788838 (the 'Landlord') applied for an order to terminate the tenancy and evict Karni Sweeney and Michael Donaldson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

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 14, 2026.

The Landlords representative Mr. Draycott and the Tenants representative Mr. Swain attended the hearing.

On consent it is ordered that:

1. Pursuant to the L1 Application, 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. At the hearing, the parties consent that arrears owing up to the April 30, 2026 and the cost of filing the application, less the last month rent deposit are in the amount of \$7,154.00. The Landlord waives the arrears and filing fees in the amount of \$7,145.00.
3. The Tenant shall also pay the Landlord compensation of \$57.27 per day for the use of the unit starting May 1, 2026, to the date the Tenant moves out of the unit.
4. 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.

5. 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.
6. The Tenants consent to leave the rental unit in a state of ordinary cleanliness and in a broom swept condition. The Tenants consent to remove all debris from the rental unit.
7. This order resolves all issues arising from this tenancy.
8. This order resolves all issues within the tenancy, to be clear, no further actions are to be taken in any jurisdiction concerning any issues that arose in this tenancy to date.

April 15, 2026

Date Issued

Suzy Franklyn

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 October 30, 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.

