



AMENDED
Order under Section 100
Residential Tenancies Act, 2006
and section 21.1 of the Statutory Powers Procedures Act

File Number: LTB-L-025673-25-AM

In the matter of: 399 PEARL ST
MILTON ON L9T 1M9

Between:	The Estate of Beverley Slessor	Landlord
	and	
	Jake Doreen	Tenant
	and	
	James Barclay	Unauthorized Occupant

The order contained a clerical error. This amended order was issued to correct the order dated September 23, 2025. The amendment is underlined for ease of reference.

The Estate of Beverley Slessor (the 'Landlord') applied for an order to terminate the tenancy of Jake Doreen (the 'Tenant') and evict James Barclay (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on September 16, 2025.

The Landlord's legal representative Barrett Beaudoin, the Tenant, the Unauthorized Occupant and their legal representative Adam Hamdani attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenants understood that the tenancy would be terminated on November 30, 2025.

Agreed Facts:

1. The lawful monthly rent is \$1,300.00.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated.

2. The Tenant and the Unauthorized Occupant shall move out of the rental unit on or before November 30, 2025.
3. If the unit is not vacated by November 30, 2025, then starting December 1, 2025, the Landlord may file this order with the Court Enforcement Office (the 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 after December 1, 2025.
5. The Unauthorized Occupant/Tenant shall pay to the Landlord \$42.74 per day which represents daily compensation for the use of the rental unit from December 1, 2025 until the Unauthorized Occupant and the Tenant vacate the rental unit.
6. The Unauthorized Occupant will not negotiate the cheque in the amount of \$2,600.00 dated March 24, 2025 given to him by the Landlord.
7. This order resolves all issues raised in the application to the date of hearing.

September 23, 2025
Date Order Issued

April 21, 2026
Date Order Amended

Nersi Makki
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on June 1, 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.