



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008043-26

In the matter of: 1A, 597 CHARLOTTE ST
PETERBOROUGH ON K9J2W7

Between: Matthew Funk Landlord

And

Sky Kristina Diane Meredith Tenants
Cody James Carl

Matthew Funk (the 'Landlord') applied for an order to terminate the tenancy and evict Sky Kristina Diane Meredith and Cody James Carl (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 14, 2026.

The Landlord's Legal Representative Nadine Little, the Landlord and the Tenants attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. The Landlord gave the Tenants an N12 notice of termination with the termination date of March 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord.
2. The Landlord claims their father placed a cheque in the sum of \$850.00 (compensation per the N12 notice) in the Tenants' mailbox on March 27, 2026. The Tenants claim no cheque was placed in the mailbox. The Landlord will stop payment on this cheque. On April 14,

2026, the Landlord will e transfer the Tenants \$850.00 (compensation per the N12 notice) to replace this missing cheque.

3. For the duration of the tenancy, the Tenants will continue to pay the rent in full and on time.
4. Based on the monthly rent, the daily compensation is \$27.95. This amount is calculated as follows: \$850.00 x 12, divided by 365 days.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$27.95 per day for the use of the unit starting September 1, 2026, until the date the Tenants move out of the unit.
5. On August 3, 2026, the Landlord shall pay the Tenants \$3,000.00 which represents moving costs.
6. If the Landlord does not pay the Tenants the full amount owing on or before August 3, 2026, the Landlord will start to owe interest. This will be simple interest calculated from August 4, 2026, at 4.00 % annually on the balance outstanding.

April 21, 2026

Date Issued

Melinda Jamieson

Hearing 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 March 1, 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.