



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006342-26

In the matter of: 2nd & 3rd FLOOR UNIT, 76 BROWNING AVE
TORONTO ON M4K1V9

Between: Karine Chui Landlord

And

JESSE GEAVE RIEMANM Tenant
STEFAN MACLEOD
DAVID RATTRAY

Karine Chui (the 'Landlord') applied for an order to terminate the tenancy and evict JESSE GEAVE RIEMANM, STEFAN MACLEOD and DAVID RATTRAY (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 scheduled to be heard by videoconference on April 15, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Harshil Khabrani, the Landlord and the Tenant David Ratray were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified at Tenant at the top of the Order.

The parties agreed that:

1. The Landlord has compensated the Tenant an amount equal to one month's rent on December 31, 2025
2. The collection of a Last Months Rent deposit is in dispute. Parties agreed in good faith that no money will change hands as a result of this order, and the issue of Last Months Rent is considered resolved by way of this order.

On consent of the parties, it is ordered that:

1. The Application shall be amended to include the Unit Address "2nd & 3rd Floor Unit".
2. The Tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 16, 2026.
3. If the unit is not vacated on or before April 16, 2026, then starting April 17, 2026, the Landlord may file this order with the Court Enforcement Office (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 on or after April 17, 2026.

April 20, 2026
Date Issued

Adam Rogers
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 17, 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.