



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008200-26

In the matter of: 2129 CONSTANCE DR
OAKVILLE ON L6J5L2

Between: NIZA ABREU Landlord
ALAIN GARCIA-DUBUS

And

ALBERTO CORNEJO Tenant
DIANA GARCIA

NIZA ABREU and ALAIN GARCIA-DUBUS (the 'Landlord') applied for an order to terminate the tenancy and evict ALBERTO CORNEJO and DIANA GARCIA (the 'Tenant') 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 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 Cathy Corsetti, the Landlords and the Tenants were present. Prior to mediation, the Tenants utilized 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 as Tenant at the top of the Order.

The parties agreed that:

1. The Landlord paid the Tenant compensation equal to one month's rent as required by section 48.1 of the *Residential Tenancies Act, 2006* on or about March 01, 2026.
2. The Landlord collected a rent deposit of \$4,500.00 from the Tenant and this deposit is still being held by the Landlord. No interest is owed on that amount.
3. If the Tenants provide vacant possession of the rental unit to the Landlord on or before May 04, 2026, the Landlord will pay the Tenant \$4,500.00 in good faith.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 04, 2026.
2. If the Tenant provides vacant possession on or before May 04, 2026, the Landlord shall pay the Tenant \$4,500.00 on or before May 04, 2026.
3. If the Landlord does not pay the Tenant the full amount owing on or before May 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 5, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
4. If the unit is not vacated on or before May 04, 2026, then starting May 05, 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 05, 2026.

April 17, 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 November 5, 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.