



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

File Number: LTB-L-008168-26

In the matter of: 5495 COUNTY RD 29
ALMONTE ON K0A1A0

Between: LARRY EDWARD CAVEN Landlord

And

ROD MACDONALD Tenant
WENDY MACDONALD

LARRY EDWARD CAVEN (the 'Landlord') applied for an order to terminate the tenancy and evict ROD MACDONALD and WENDY MACDONALD (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.

This application was scheduled to be heard by videoconference on April 15, 2026.

The Landlord's Representative Sarah Melnyk, the Landlord, the Tenant's Representative Faith Kilonzo and the Tenant Wendy MacDonald were present.

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 paid the Tenant compensation equal to one month's rent as required by section 48.1 of the *Residential Tenancies Act, 2006*.
2. There is no Last Month Rent deposit.
3. The Tenant will pay rent in regular course for the remainder of the Tenancy.

On consent of the parties, it is ordered that:

1. If the unit is not vacated on or before June 30, 2026, then starting July 01, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

2. 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 July 01, 2026.

April 23, 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 January 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.