



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-015515-26 and LTB-L-013109-26

In the matter of: 2, 3337 NEW BRAILEY LINE
SEVERN ON L3V8C2

Between: SHIRLEY GREELEY Landlord

And

PAMELA aka PAMOLA MONGRAIN-SMART Tenants
FRAZER NORMAN WILLIAM LOVATT

In LTB-L-015515-26 ('the L2 Application') SHIRLEY GREELEY (the 'Landlord') applied for an order to terminate the tenancy and evict PAMELA aka PAMOLA MONGRAIN-SMART and FRAZER NORMAN WILLIAM LOVATT (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

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

In LTB-L-013109-26 ('the L1 Application') the Landlord applied for an order to terminate the tenancy and evict the Tenants because the Tenants did not pay the rent that the Tenants owe.

The L2 application was heard by videoconference on April 7, 2026. The Landlord, the Landlord's legal representative, Sophia Lavimodiere, and the Tenants attended the hearing.

At the hearing the parties mutually agreed to resolve all matters at issue in both the L2 and L1 applications and requested a global order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must vacate the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.

4. The Landlord's request to withdraw LTB-L-013109-26 is granted. The L1 application having been withdrawn; the LTB's file is closed.

April 22, 2026

Date Issued

Melissa Anjema

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 of the Tenant expires on November 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.