



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

File Number: LTB-L-013047-26

In the matter of: 1 SHERIDAN MEWS
BROCKVILLE ON K6V5Y4

Between: Burnbrae Property Holdings 2023 Inc. Landlord

And

Carolyn Sargent Tenant
John Gresswell

Burnbrae Property Holdings 2023 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Carolyn Sargent and John Gresswell (the 'Tenant') because the Landlord served an N13 notice regarding demolition.

This application was heard by videoconference on April 16, 2026 .

The Landlord and the Tenant attended the hearing. The Landlord was represented by Ms. Dalton and the Tennat was represented by Ms. Easter.

On consent it is ordered that:

1. Pursuant to the L2 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
4. The last month rent deposit will be applied to the last month of tenancy.
5. The Tenant shall also pay the Landlord compensation of \$31.23 per day for the use of the unit starting October 1, 2026, to the date the Tenant moves out of the unit.
6. The Tenant will be permitted to terminate the tenancy sooner upon providing the Landlord with at least 10 days written notice.
7. The Tenant will maintain the rental unit in a broom swept state.

8. The Landlord will pay to the Tenant, \$5,240.67 as follows:
 - (a) \$2,850.00, which includes 3 months compensation, by April 21, 2026;
 - (b) \$2,390.67 to be paid within 5 business days of providing vacant possession of the unit.
9. If the Landlord does not pay the Tenant the full amount owing as shown in paragraph 8 above, the Landlord will start to owe interest. This will be simple interest calculated from the day after any default at 4.00% annually on the balance outstanding.

April 17, 2026

Date Issued

Suzy Franklyn

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 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.

