



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

File Number: LTB-L-014264-26

In the matter of: Upper, 405 ONTARIO ST
STRATFORD ON N5A3J1

Between: Brendan Dickson Landlord

And

Stephanie Porter Tenant

Brendan Dickson (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Porter (the 'Tenant') because the Landlord requires possession of the rental unit in order to demolish the unit. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on April 16, 2026.

Before the start of the hearing the Landlord's legal representative Lindsey Branje and their student -at-law Brooke Kerry and the Tenant Stephanie Porter engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant consents to the Landlord's N13 Notice
2. The Landlord paid to the Tenant the required compensation by way of a rent credit applied to the month of February 2026.
3. The Tenant did submit an N9 notice seeking to terminate the tenancy on April 30, 2026.
4. The Landlord waives the application filing fee.

5. The current monthly rent is \$1,260.00. Daily rent is \$41.42 which is calculated as follows:
 $\$1,260.00 \times 12 \text{ months} / 365 \text{ days}$.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of 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 Tenant shall also pay the Landlord compensation of \$41.42 per day for the use of the unit starting May 1, 2026, to the date the Tenant moves out of the unit.

April 21, 2026
Date Issued

Diego Fernandez-Stoll
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 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.