



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-019343-26

In the matter of: Main Floor, 25 WHITEHALL RD
TORONTO ON M4W2C5

Between: Laura Lynn Colligan (Formerly Borealis Real Estate Inc) Landlord

And

Alexander Charles Candy Tenant

Laura Lynn Colligan (Formerly Borealis Real Estate Inc) (the 'Landlord') applied for an order to terminate the tenancy and evict Alexander Charles Candy (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on April 7, 2026. The Landlord, represented by David Ciobotaru, and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective May 31, 2026. The Tenant must move out of the rental property on or before May 31, 2026.
2. The parties agree for the period between May 18 to May 30, 2026:
 - With at least 3 days' written notice given to Alexia Chaves, to AlexiaChaves@danddassociates.ca, the Tenant will be given up to four separate instances of up to five hours each, to pack and move ('visits'), during which the Landlord will not be present in the residential complex.
 - The Tenant will make best efforts to schedule these visits from Monday to Friday, between the hours of 9am and 5pm. However, if the Tenant is unable to attend during these hours, the Tenant will not attend before 8am or after 9pm on any given day.

3. The parties further agree that on May 31, 2026:
 - The Tenant will be given between the hours of 9am to 9pm to move out his belongings. The Landlord shall not be in the rental complex during this time unless attending for the purpose of move-out inspection.
 - Thirty (30) minutes prior to the Tenant vacating the rental unit and returning possession of the rental unit to the Landlord, the Tenant shall advise the Landlord, by text message, that the Landlord may attend the rental unit for the purpose of conducting a move-out inspection.
3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 1, 2026.

April 21, 2026
Date Issued

Jane Dean
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 December 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.

