



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

File Number: LTB-L-012747-26

In the matter of: 2, 2374 BLOOR ST W
TORONTO ON M6S1P5

Between: 2686502 Ontario Inc. Landlord

And

Richard Veldhoen Tenants
Alexandra Lomonaco

2686502 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Veldhoen and Alexandra Lomonaco (the 'Tenants') because the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

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 January 3, 2026.

Before the start of the hearing the Landlord's legal representative Mihai Paunescu, the Tenant Richard Veldhoen, on behalf of both Tenants, and the Tenants' lawyer 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 application was amended to reflect the Landlord as "2686502 Ontario Inc."
2. The tenancy will terminate as of July 31, 2026.
3. The current monthly rent is \$2,980.00. Daily rent is \$97.97 which is calculated as follows:
\$2,980.00 x12 months / 365 days

4. In compensation, the Landlord waives the monthly rent that will become due and payable for the months of April, May, June and July 2026 and will make a payment to the Tenants in the amount of \$2,980.00 on or before May 31, 2026.
5. For the remainder of the tenancy the Landlord will have access to the parking space from Monday to Friday between the hours of 7am to 7pm, the Tenant has access outside of those hours during Monday to Friday. The Tenant will have access to the parking all day Saturday unless the Landlord requires use in which case they will provide advance notice to the Tenant. The Tenant will have access to the parking all day Sunday.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$97.97 per day for the use of the unit starting August 1, 2026, to the date the Tenants move out of the unit.
5. The Landlord shall pay to the Tenant \$2,980.00 in full on or before May 31, 2026.
6. If the Landlord fails to make payment in accordance with paragraph 5 of this order, the outstanding balance to be paid by the Landlord to the Tenants pursuant to paragraph 5 shall become immediately due and payable, and the Landlord will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

April 23, 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.