



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

File Number: LTB-L-008176-26

In the matter of: 403 LONDON ST
PETERBOROUGH ON K9H3A2

Between: Christopher Black Landlord

And

Corrine Dewitt Tenants
Daniel Figsby

Christopher Black (the 'Landlord') applied for an order to terminate the tenancy and evict Corrine Dewitt and Daniel Figsby (the 'Tenants') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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

Landlord Legal Representative Alushe Stafa, the Landlord and the Tenants attended the hearing. The Tenants consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. The Landlord gave the Tenants an N12 notice of termination with the termination date of March 31, 2026. The notice was given on behalf of the Purchaser who claims that they require vacant possession of the rental unit for the purpose of residential occupation by the purchaser.
2. The Landlord did compensate the Tenants an amount equal to one month's rent by March 31, 2026, however the cheque was not cashed by the Tenants, and the parties agree that the Landlord will stop payment of this cheque forthwith.

3. The Tenants agreed they will continue to pay the Landlord per the LTB-L-072585-25 payment agreement. This includes arrears and May 2026 rent.
4. The rent deposit will apply to the last month of the tenancy.

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 August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.
4. The Tenants shall also pay to the Landlord \$31.56 per day (\$960.00 X 12 divided by 12 months) for compensation for the use of the unit starting September 1, 2026, to the date the Tenants move out of the unit.
5. The Landlord forgoes rent for June and July 2026.
6. The Landlord shall also pay to the Tenants \$10,000.00 as follows:
 - \$5,000.00 on or before April 30, 2026
 - \$5,000.00 on or before August 31, 2026, provided the Tenants vacate the rental unit on or before August 31, 2026, and return 3 keys to the Landlord.
7. If the Landlord does not pay the Tenants the full amount owing per paragraph 6 of this order, the Landlord will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

April 22, 2026
Date Issued

Melinda Jamieson
Hearing 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.