



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012996-26

In the matter of: Lower unit, 219 INSHES AVE
CHATHAM ON N7M2Z5

Between: AG Real Estate Research and Investments Landlord
Inc.

And

Clayton Beams Tenants
Eleanor (Lynn) Jardine

AG Real Estate Research and Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Clayton Beams and Eleanor (Lynn) Jardine (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 Tenants remained in the unit after the termination date.

The parties attended a hearing on April 16, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agent Armando Guedez and the Tenants Clayton Beams and Eleanor (Lynn) Jardine, participated in the mediation. The Tenants spoke with Tenant Duty Counsel before the start of mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord shall provide compensation equivalent to one (1) month rent by way of a rent credit applied to the month of May 2026.
2. The tenancy will terminate as of June 30, 2026, subject to standard enforcement.
3. The current monthly rent is \$1,495.00. Daily rent is \$49.15 which is calculated as follows:
\$1,495.00 x 12 months / 365 days

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Tenants shall also pay the Landlord compensation of \$49.15 per day for the use of the unit starting July 1, 2026, to the date the Tenants move out of the unit.

April 22, 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 Tenants expires on January 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.