



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

File Number: LTB-L-066518-25

In the matter of: Main Floor, 87 WEMBLEY DR
TORONTO ON M4L3C9

Between: WILLIAM ALLAN THOMS Landlords
SUSAN DIANE HYNES

and

MICHELLE L PISTANO Tenant

WILLIAM ALLAN THOMS and SUSAN DIANE HYNES (the 'Landlords') applied for an order to terminate the tenancy and evict MICHELLE L PISTANO (the 'Tenant') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords' Legal Representative and the Tenant's Legal Representative engaged in private settlement discussions, reached an agreement and requested an order on consent to resolve the application. Details of the agreement were confirmed via email on April 16, 2026.

The parties agreed that:

1. The parties have signed an N11.
2. The Landlords are holding a last month's rent deposit. It will be applied to the last month of the tenancy; May 2026.
3. The Landlords will cover the cost of moving the Tenant's belongings. The estimate from Two Men and a Truck confirms the details and the cost. This cost can be paid to the Tenant directly or to Two Men and a Truck themselves.

On consent of the parties, it is ordered that:

1. The Landlords shall pay \$7,108.46 to the Tenant. The Landlords shall pay the amount as follows:
 - \$5,000.00 on or before April 24, 2026
 - \$1,054.23 on or before May 1, 2026

- \$1,054.23 on or before June 1, 2026
2. If the Landlords fail to make any of the payments, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting the day after the date of default.
 3. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 1, 2026.
 4. If the unit is not vacated on or before June 1, 2026, then starting June 2, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 5. 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 June 2, 2026.

April 23, 2026
Date Issued

Lindsay Phomin
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 December 2, 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.