



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006780-26

In the matter of: 1204 CASWELL CRES
CORNWALL ON K6J4V6

Between: Natacha Dubeau Landlords
Robert Dubeau

And

Mary Ann Archer Tenants
Scott Primeau
Cattie Archer-Primeau

Natacha Dubeau and Robert Dubeau (the 'Landlords') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Mary Ann Archer, Scott Primeau and Cattie Archer-Primeau (the 'Tenants') because:

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

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard on April 13, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlords' Legal Representative, Lori McCullough, the Landlord Natacha Dubeau, the Tenants' representative Amber Miller, and the Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlords served the Tenants with a N12 Notice of Termination.
2. The Tenants were compensated as required by the Residential Tenancies Act 2006.

3. The Tenants will pay rent for May 2026 on or before May 1, 2026.
4. Any amounts owing to the Landlord to top up the last month rent deposit, and any amounts owing to the Tenant in interest on the last month rent deposit will be considered equal.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The last month rent deposit shall apply to the last month of the Tenancy.
3. 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.
4. 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.
5. The Tenant shall also pay the Landlord compensation of \$38.45 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.

April 24, 2026
Date Issued

Dillanique Knight
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 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.