



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

File Number: LTB-L-008012-26

In the matter of: 50 SELLERS AVE
TORONTO ON M6E3T6

Between: Patricia Broderick Landlords
Tony Oliveri

And

Florence Heres Tenants
Blake Mancini

Patricia Broderick and Tony Oliveri (the 'Landlords') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Florence Heres and Blake Mancini (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, Liam Walker, the Landlords, the Tenants' representative Samuel Mason, an occupant of the unit Inti Paredes 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. Any amounts owing to the Landlords to top up the last month rent deposit, and any amounts owing to the Tenants 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 May 31, 2026.
2. The last month rent deposit shall apply to the last month of the Tenancy.
3. The Landlords shall pay to the Tenants \$6,060.00 in compensation.
4. The Landlords shall pay the Tenants the compensation in paragraph 3 as follows
 - a) \$3,030.00 on or before May 1, 2026.
 - b) \$3,030.00 on or before May 31, 2026.
5. The Landlord shall make all payments outlined in this order to Tenant Florence Heres.
6. The Tenants shall pay the Landlord compensation of \$99.62 per day for the use of the unit starting June 1, 2026, until the date the Tenants move out of the unit.
7. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 1, 2026.

April 27, 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 December 1, 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.