



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013817-26

In the matter of: 10873 Ridge Line
Blenheim ON N0P1A0

Between: Jim English Landlord

And

Jason Gale Tenants
Barbara Gale

Jim English (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Gale and Barbara Gale (the 'Tenants') because the Landlord requires possession of the rental unit in order to demolish the unit. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on April 16, 2026.

Before the start of the hearing the Landlord's legal representative Jason Dudley and the Tenant Barbara Gale, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy will terminate as of September 30, 2026, subject to standard enforcement.
2. The Landlord will not seek the application filing fee.
3. The Landlord paid to the Tenants the compensation required with the N13 by way of a rent credit applied to the rent for March 1, 2026.
4. The current monthly rent is \$615.00. Daily Rent \$20.22, which is calculated as follows:
\$615.00 x 12 months /365 days.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 30, 2026.
2. If the Tenants wish to vacate the rental unit before September 30, 2026, they may do so by providing the Landlord with 10 days written notice.
3. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
5. The Tenants shall also pay the Landlord compensation of \$20.22 per day for the use of the unit starting October 1, 2026, to the date the Tenants move out of the unit.

April 23, 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 Tenant expires on April 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.