



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

File Number: LTB-L-008605-26

In the matter of: 804, 890 MOUNT PLEASANT RD
TORONTO ON M4P2L4

Between: Homestead Land Holdings Limited Landlord

And

Dulcie Campbell

Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Scott and Dulcie Campbell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on April 16, 2026. Before the start of the hearing, the Landlord's representative, Ashleigh Searles, the Tenant, Ms. Campbell's representative, Ana Speranza, on behalf of PGT as guardian of property, and Gary Scott, who was self-represented, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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.

Agreed facts:

- a) Gary Scott is removed as a named Tenant on the application and is an occupant only and may remain in the rental unit as an occupant.
- b) The tenancy between the Landlord and the Tenant, Ms. Campbell, is terminated effective April 30, 2026, with delayed enforcement provisions.
- c) Effective May 1, 2026, Mr. Scott, as an occupant, agrees to assume responsibility for the condition of the unit, including maintaining it in a clean and organized state, as well as for any rent that becomes due, until the unit is vacated.

- d) The Landlord collected a rent deposit of \$1,727.88, which is still being held. Interest in the amount of \$25.75 is owing on the rent deposit for the period from August 1, 2025, to April 16, 2026.
- e) Mr. Scott, as an occupant, will apply to the Landlord to become a Tenant of the rental unit.
- f) If Mr. Scott is approved, he may continue to reside in the rental unit as a Tenant. The Landlord will provide Mr. Scott with a Transfer of Responsibility form, and the rent deposit will be transferred to Mr. Scott.
- g) If Mr. Scott is not approved to become a Tenant, the termination of the tenancy will remain in effect. In that event, if Mr. Scott has not vacated the rental unit by May 15, 2026, the Landlord may file this order for enforcement on or after May 16, 2026. The rent deposit and accrued interest will be refunded to the Public Guardian and Trustee, in trust for Ms. Campbell, in accordance with the Residential Tenancies Act.

On consent, it is ordered that:

- 1. The application is amended to remove Gary Scott as a Tenant party to the application.
- 2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the unit on or before April 30, 2026.
- 3. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 May 16, 2026.

April 22, 2026

Date Issued

Sarah Visnovec

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 expires on November 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.