



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

**File Number:** LTB-L-008086-26

**In the matter of:** 24 HARWICK CRES  
NEPEAN ON K2H6R1

**Between:** Peter Paine Landlord

**And**

Stephanie Collier Tenants  
Roberto Ferretti

Peter Paine (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Collier and Roberto Ferretti (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.

This application was mediated by videoconference on April 14, 2026.

The Landlord Representative Arash Grewal, the Tenant's Representative Lorenzo Patino, and the Tenants Stephanie Collier and Roberto Ferretti attended the hearing.

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 Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord has compensated the Tenants an amount equal to one month's rent (\$2616.31) by May 31, 2026.
3. The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord.
4. Interest on the rent deposit, in the amount of \$87.86 is owing to the Tenants for the period from February 1, 2025 to July 31, 2026. The amount of \$87.86 has been used to increase the amount of the rent deposit held by the Landlord. The Landlord has agreed to waive the remaining balance of \$28.45 required so that it is equal to the lawful monthly rent for July 2026.

5. The Tenants shall notify the Landlord on or before April 30, 2026 if they intend to vacate the unit on or before July 31, 2026.

**It is ordered on consent that:**

1. The Landlord shall pay to the Tenants compensation in the amount of \$2,616.31 on or before May 31, 2026.
2. If the Landlord makes the payment required in paragraph 1, the tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
3. The rent deposit shall apply to the month of August 2026, which is the last month of the tenancy.
4. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord 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 September 1, 2026.

**April 29, 2026**  
**Date Issued**

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Sarah Harriman  
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 Tenants expires on March 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.