



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

File Number: LTB-L-010868-26

In the matter of: 49 ELIZABETH ST
ORANGEVILLE ON L9W1C3

Between: Jessica Caverhill Landlords
Michael Caverhill
Beverly Marshall

And

Tania Marie Isnor Tenant

Jessica Caverhill, Michael Caverhill and Beverly Marshall (the 'Landlords') applied for an order to terminate the tenancy and evict Tania Marie Isnor (the 'Tenant') 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 Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 27, 2026.

The Landlord's Legal Representative Nicola Bain, the Landlords, the Tenant's Legal Representative Pathik Baxi and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and conditions and freely agreed to resolve the application.

The parties agreed:

- i. The Landlords gave the Tenant an N12 notice of termination with the termination date of March 31, 2026, for the purpose of residential occupation by the Landlord.
- ii. The Landlords have compensated the Tenant an amount equal to one month's rent.
- iii. Based on the monthly rent, the daily compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
- iv. There is no rent deposit.
- v. The Tenant agreed to pay the daily compensation as follows:
 - \$2,500.00 on May 1, 2026 (May rent)
 - \$986.28 on June 1, 2026 (rent for the period June 1 – 12)

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 12, 2026.
2. If the unit is not vacated on or before June 12, 2026, then starting June 13, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 13, 2026.
4. The Tenant shall also pay the Landlords compensation of \$82.19 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlords the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.

April 30, 2026

Date Issued

Melinda Jamieson

Hearing 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 11, 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.