



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011826-26

In the matter of: 5, 2 BOULTON ST
PERTH ON K7H 2W1

Between: Kent Keuninckx Landlord

And

Christine Misztal Tenants
Randy Misztal

Kent Keuninckx (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Misztal and Randy Misztal (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 Landlord 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 28, 2026. The Landlord, Landlord's Legal representative, Tessa Morris, and the Tenants' Legal Representative, Linda Tranter, attended.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

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 May 8, 2026.
2. **If the unit is not vacated on or before May 8, 2026, then starting May 9, 2026, the Landlord 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 Landlord on or after May 9, 2026.**

4. If the rental unit has not been vacated on or before May 8, 2026, the Landlord may also collect a per diem rate of \$36.23 (based on \$1 102.00 per month X 12 months / 365 days) for use of the unit starting May 9, 2026 to the day the Tenants vacate the unit.
5. The Landlord shall waive the per diem for May 1 – 8, 2026.
6. The Landlord shall pay to the Tenants \$2 047.50. This amount represents the return of the last month's rent deposit (\$1 000.00) plus interest owing on the last month's rent deposit (\$147.50) plus \$900.00 for moving costs.
7. The amount owing, as per paragraph 6 above, shall be paid on or before April 29, 2026 at 5pm. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 30, 2026.
8. The Tenants shall leave the rental unit in a clean and broom-swept condition.
9. The Tenants shall ensure that all contents from the shed, outdoor furniture, personal belongings and garbage are removed from the residential complex.

April 29, 2026
Date Issued

Susan Parsons

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 9, 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.