



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-090060-24-RV3

In the matter of: 78 Highbrook St
Kitchener ON N2E3P1

Between: Kenneth John Robb Landlord

And

John Joseph Rolston Tenants
Krista Robertson

Review Order

Kenneth John Robb (the 'Landlord') applied for an order to terminate the tenancy and evict John Joseph Rolston and Krista Robertson (the 'Tenants') because the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation (hereafter referred to as the 'L2 Application').

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This L2 Application was heard on September 29, 2025, and resolved by the order LTB-L-090060-24, issued on January 23, 2026.

On February 2, 2026, the Landlord requested a review of the order LTB-L-090060-24, issued on January 23, 2026.

On February 4, 2026, the interim order LTB-L-090060-24-RV-IN was issued, directing the matter to a hearing in order to determine whether or not to grant the request to review.

The request to review was heard on March 18, 2026. Pursuant to the interim order LTB-L-090060-24-RV-IN2, issued on March 27, 2026, the request to review was granted and the L2 Application was directed to be re-heard.¹

This L2 Application was re-heard by videoconference on April 29, 2026.

¹ Rule 26.16 of the Board's *Rules of Procedure*.

The Landlord, the Landlord's Legal Representative, Timothy Ellis, the Landlord's Witnesses, Harminder Kaur and Surinder Lal, the Tenants, and the Tenants' Legal Representative, Jacqueline Armstrong, attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties understood the consequences of their joint submission, and specifically that the Tenants understood that the tenancy will be terminated.

Agreed Facts:

1. The parties agreed that the Landlord has paid the Tenants the compensation required under sections 49.1 and 55.1 of the *Residential Tenancies Act, 2006*.
2. The parties agreed that, in addition to the compensation paid under sections 49.1 and 55.1 of the *Residential Tenancies Act, 2006*, the Landlord shall also pay the Tenants (by e-transfers sent to krystah@hotmail.com) the amount of \$7,500.00 in accordance with the following schedule:
 - \$3,750.00 on or before May 8, 2026,
 - \$3,750.00 upon the Tenants returning vacant possession of the rental unit to the Landlord.
3. The parties agreed that, on or before June 29, 2026, the Tenants' Legal Representative will advise the Landlord's Legal Representative as to the time that the Tenants shall vacate the rental unit on June 30, 2026, in order for the Landlord or their agents to meet the Tenants at the rental unit in order to facilitate the return of the keys to the rental unit by the Tenants to the Landlord and the remainder of the exchange of funds in accordance with paragraph 2 of the "Agreed Facts."

It is ordered on consent that:

1. The interim order LTB-L-090060-24-RV-IN, issued on February 4, 2026, is cancelled.
2. The order LTB-L-090060-24, issued on January 23, 2026, is cancelled and replaced with the following:
3. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
4. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

May 1, 2026
Date Issued

Alexandre Traboulsi
Member, 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.