



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

File Number: LTB-L-017884-26

In the matter of: 4, 720 VINETTE ST
PETERBOROUGH ON K9H 7E1

Between: 2683809 Ontario Inc. Landlord

And

Janette Wade Tenants
Adam Wade

2683809 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Janette Wade and Adam Wade (the 'Tenants') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

This application was heard by videoconference on May 1, 2026.

The Landlord's legal representative, Bryan Rubin, and the Tenant, Janette Wade were present. Janette Wade represented on behalf of Adam Wade.

The parties reached consent prior to the mediation and requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

- The parties reached consent prior to the mediation.
- The Tenants waived their right of first refusal.
- The Landlord paid the Tenants the required compensation.
- The Tenants vacated the rental unit on February 28, 2026.
- The parties signed Mutual Release and the Notice N11 on consent with termination date of February 28, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants was terminated as of February 28, 2026.
2. The Tenants moved out on or before February 28, 2026.

May 5, 2026
Date Issued

Maryam Cooper
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.