



Order under Section Residential Tenancies Act, 2006

File Number: LTB-L-101458-25

In the matter of: 5, 902 Moorvale Street
Ottawa Ontario K1K3L1

Between: 1048279 Ontario Inc Landlord

And

Unauthorized Tenant

Tenant

1048279 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy of Bruce Turcotte (the 'Tenant') and evict the Unauthorized Occupant because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

The application was scheduled to be heard on April 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Michael Thiele, and Robert Bougie and Daren Leclair, were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am 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 Tenant is terminated. The Tenant must move out of the rental unit on or before April 15, 2026.
2. The Landlord shall pay the Tenant the total amount of \$8,500.00 as follows:
 - a) The Landlord shall pay the Tenant \$1,936.02 from by way of cheque ten (10) days from the date of the order.
 - b) waiver of the monthly rents for May 2026 and June 2026, in the total amount of \$2,313.98.
 - c) The Landlord shall also pay to the Tenant \$4,250.00 upon the Tenant delivering vacant possession to the Landlord.

3. The Landlord shall apply the last month's rent deposit and interest on the last month's rent deposit to the monthly rent for July 2026.
4. If the unit is not vacated on or before August 1, 2026, then starting August 2, 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 August 2, 2026.

May 8, 2026
Date Issued

Michelle Forrester
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 20, 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.