



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

File Number: LTB-L-010736-26

In the matter of: Lower-Level, 368 COURT ST N
THUNDER BAY ON P7A4X1

Between: Andrea Lyn Best Landlord

And

Debra Baker Tenant

Andrea Lyn Best (the 'Landlord') applied for an order to terminate the tenancy and evict Debra Baker (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.

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

The Landlord and the Tenant's Agent, Jennifer Fenton attended the hearing. Ms. Fenton provided written authorization from the Tenant advising the Board that the Tenant would like Ms. Fenton to speak on her behalf.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant for the unit known as Lower Level, 368 Court Street North, Thunder Bay, Ontario is to be terminated as of April 30, 2026.
2. If the Tenant does not vacate the rental unit by April 30, 2026, the Landlord may file this order with the Sheriff to enforce the eviction on or after May 1, 2026.
3. As the monthly rent between the parties was \$1,136.49 per month, the daily compensation rate is \$37.36 per day after April 30, 2026.

May 6, 2026
Date Issued

Carrie Bertrand
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.