



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

File Number: LTB-L-105107-25

In the matter of: 601, 42 LEROY GRANT DR
KINGSTON ON K7K6W8

Between: Homestead Land Holdings Limited Landlord

And

Jeanette Duncene Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Jeanette Duncene (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex, and the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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

Further, the Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

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

The Landlord's agent Julie Hunt, the Landlord's Legal Representative Jessica Shanani, the Tenant and the Tenant's Legal Representative Lauren Thompson attended the hearing.

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 September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 1, 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 October 1, 2026.
4. The Tenant shall pay to the Landlord the filing fee of \$186.00 on or before September 30, 2026.

5. Should the Tenant not pay the Landlord on or before September 30, 2026, starting October 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
6. Prior to September 30, 2026, the Landlord agrees to consent to an N9 notice, with 30 days' notice by the Tenant, to vacate the unit.

May 7, 2026
Date Issued

Jagger Benham
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on April 1, 2027 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.