



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

File Number: LTB-L-012295-26

In the matter of: 133, 17 OLD PINE TRAIL
ST CATHARINES ON L2M6P9

Between: KENNETH KORTNER Landlord

And

LISA CLIFFORD Tenant

KENNETH KORTNER (the 'Landlord') applied for an order to terminate the tenancy and evict LISA CLIFFORD (the 'Tenant') 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.

The application was scheduled to be heard on April 30, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, the Landlord's representative, Adam Hamdani, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

- The tenancy shall terminate as of April 30, 2026, with enforcement provisions.
- There is no last month's rent deposit held by the Landlord.
- The Landlord has compensated the Tenant an amount equal to one month's rent by April 30, 2026.

On consent, 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 30, 2026.

2. If the unit has not been vacated, then starting May 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 May 1, 2026.

May 6, 2026
Date Issued

Nancy Fahlgren
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 of the Tenant expires on November 1, 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.