



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012937-26 & LTB-T-004732-26 & LTB-L-019472-26

In the matter of: 122 GOSNEL CIR
BRADFORD ON L3Z0G3

Between: Cathy Darmanin Landlord
Jason Darmanin

And

Michelle Wilson Tenant

Cathy Darmanin and Jason Darmanin (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Wilson (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.

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

This application was scheduled to be heard by videoconference on May 4, 2026.

The Landlord's Legal Representative Maria Sturino, Landlord Cathy Darmanin and the Tenant attended the hearing.

The parties agreed to pull forward LTB-T-004732-26; an application filed by the Tenant regarding maintenance and tenant's rights and LTB-L-019472-26; an application filed by the Landlord about rent arrears.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the applications.

The parties agreed:

1. The Tenant will take the garage door opener they bought when they moved in.

2. The Landlord gave the Tenant an N12 notice of termination with the termination date of January 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their child.
3. The Landlord has compensated the Tenant an amount equal to one month's rent by January 31, 2026, via a waiver of January 2026 rent.
4. Based on the monthly rent, the daily compensation is \$92.05. This amount is calculated as follows: \$2,800.00 x 12, divided by 365 days.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant shall move out of the rental unit on or before May 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlords 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 Landlords on or after May 16, 2026.
4. The Tenant shall pay to the Landlords \$12,381.00 which represents rent arrears to May 15, 2026 (\$12,195.00) and the cost of filing the application. Note: May was prorated, and the rent deposit was deducted to arrive at \$12,381.00.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.
6. Provided the Tenant moves out of the rental unit and returns the key to the Landlord on May 15, 2026, the Landlord forgoes the \$12,381.00 in paragraph 4 of this order.
7. This settlement resolves LTB-L-012937-26, LTB-T-004732-26 and LTB-L-019472-26.
8. The merit hearing scheduled for LTB-L-019472-26 on May 12, 2026, is cancelled.

May 7, 2026
Date Issued

Melinda Jamieson
Hearing 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 16, 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.