



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013193-26

In the matter of: 385 DURHAM ST N
COLBORNE ON K0K1S0

Between: Susan Wiersma Landlord

And

Joshua Beaudrie Tenant

Susan Wiersma (the 'Landlord') applied for an order to terminate the tenancy and evict Joshua Beaudrie (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. (N12/L2).

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

This application was heard by videoconference on May 5, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Mr. Jeszka.

Agreed Facts:

1. The parties agree that there is currently a last month rent deposit, collected on August 20, 2023 in the amount of \$4,000.00. This will be dealt with at an upcoming L1 hearing scheduled by the Board.

On consent of the parties, it is ordered that:

2. The tenancy between the Landlord and the Tenants is terminated On May 11, 2026. The Tenants must provide vacant possession of the rental unit, on or before, May 11, 2026.
3. If the unit is not vacated on or before May 11, 2026, then starting May 12, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 12, 2026.
5. The Landlord has paid the one month compensation, on January 13, 2026.

May 6, 2026

Date Issued

Suzy Franklyn

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 12, 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.