



May 6, 2026

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

File Number: LTB-L-080412-25-RV

In the matter of: 15 ARBORWOOD DR
ETOBICOKE ON M9W6W5

Between: MARIA SUBBAN Landlord

And

MONIQUE MORGAN Tenant

MARIA SUBBAN (the 'Landlord') applied for an order to terminate the tenancy and evict MONIQUE MORGAN (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.

On March 12, 2026, the Tenants requested a review of the order issued on March 12, 2026, and that the order be stayed until the request to review the order is resolved, as they alleged that they were not reasonably able to participate in the proceedings.

This application was heard by videoconference on April 28, 2026.

The Landlords Legal representative Andrew McMaster and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-080412-25 issued on March 12, 2026, is granted.

2. Order LTB-L-080412-25 issued on March 5, 2026, is cancelled and is replaced by the following:
3. The tenancy between the Landlord and the Tenant Terminates as of May 13, 2026
4. If the unit is not vacated on or before May 13, 2026, then starting May 14, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 14, 2026
6. The Tenant shall also pay the Landlord compensation of \$112.13 per day for the use of the unit until the date the Tenant moves out of the unit.

May 6, 2026
Date Issued

Jennifer Buckminster
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.