



Order under Section 69 and 57 Residential Tenancies Act, 2006

File Number: LTB-L-015196-24 (L2)
LTB-T-033202-26 (T5)

In the matter of: 9, 270 Main Street East
Milton ON L9T1P2

Between: Devcor Capital Inc. Landlord

And

James Connor Tenant

Landlord's Application

Devcor Capital Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict James Connor (the 'Tenant') because the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit (L2 application).

Tenant's Application

The Tenant applied for an order determining that the Landlord gave a notice of termination in bad faith (T5 application).

The Landlord's legal representative John Rizakos, the Tenant's legal representative Sheila Drohan, and the Tenant advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement in advance of their hearing dates.

The parties participated in a mediation videoconference on May 4, 2026. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the Landlord's application LTB-L-015196-24 (L2) and the Tenant's application LTB-T-033202-26 (T5) and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The tenancy between Landlord and the Tenant in unit 9 of the residential complex terminated on May 10, 2024 when the Tenant moved out of the rental unit.
2. A new tenancy between the Landlord and the Tenant has been established in unit 20 of the residential complex. The Tenant moved into unit 20 on May 10, 2024.
3. The parties agree that the lawful monthly rent for unit 20 is \$467.28. This rental amount includes all utilities.

4. For the duration of the Tenant's tenancy in unit 20, the Landlord agrees to not to serve the Tenant with a Form N13 (Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it, or Convert it to Another Use). The parties acknowledge that this agreed fact is not legally binding or enforceable under this order.
5. The Landlord agrees to undertake regular maintenance in the unit, as required.

On consent of the parties, it is ordered that:

1. The Landlord waives the return of the three (3) months' rent compensation paid to the Tenant pursuant to the N13 notice.
2. The Tenant waives compensation claimed in the T5 application.
3. This order is in full and final settlement of all issues arising from the previous and current tenancies up to May 4, 2026.
4. The hearing scheduled for May 21, 2026 for the L2 application is cancelled.
5. The hearing scheduled for July 2, 2026 for the T5 application is cancelled.

May 11, 2026
Date Issued

Sandra Sabourin
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.