



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013071-26

In the matter of: PH 401, 64 WELLS ST
AURORA ON L4G1S9

Between: Sabine Schauer Landlord

And

Chelcie Doherty
James Delory Tenants

Sabine Schauer (the 'Landlord') applied for an order to terminate the tenancy and evict Chelcie Doherty and James Delory (the 'Tenants') 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 Tenants remained in the unit after the termination date.

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

The Landlord's Legal Representative, Bruce Parsons, the Landlord's Agent, Claudia Schauer, and the Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the L2 application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties consented to the following order.

Agreed Facts:

1. The Landlord has compensated the Tenants an amount equal to one month's rent by the termination date of April 30, 2026. The Landlord paid the Tenants \$3,075.00 via e-transfer on April 1, 2026.
2. The Landlord collected a rent deposit of \$3,000.00 from the Tenants on July 15, 2021.
3. Interest on the rent deposit in the amount of \$311.75 is owing to the Tenants for the period from July 15, 2021 to May 4, 2026. The rent deposit can only be applied to the last rental period of the tenancy.

4. The monthly rent is to increase to \$3,139.57, effective June 1, 2026.
5. The Tenants may pay the ongoing rent in trust to the Landlord's Legal Representative via e-transfer.
6. Both parties consent to service of documents and notices via email.

It is ordered on consent that:

1. The Tenants shall pay the outstanding rent for April 2026 and May 2026 totaling \$6,150.00 on or before May 8, 2026.
2. The Tenants shall pay the ongoing rent as it comes due on the 1st of each month until the tenancy terminates.
3. The Tenants' rent deposit and any interest owing are to be applied to the last month of the tenancy with any surplus amount to be returned to the Tenants.
4. The tenancy will terminate on August 31, 2026. The Tenants must vacate the rental unit by this date.
5. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 September 1, 2026.

May 11, 2026
Date Issued

Fotoula Hatzantonis
Member, 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.