



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

File Number: LTB-L-012127-26

In the matter of: Second Floor, 112 Wright Avenue
Toronto ON M6R1L2

Between: Dipa Patel Landlords
Jordan Hopper

And

Antonio Mantia Tenants
Taylor Brockelbank

Dipa Patel and Jordan Hopper (the 'Landlords') applied for an order to terminate the tenancy and evict Antonio Mantia and Taylor Brockelbank (the 'Tenants') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was mediated by videoconference on April 30, 2026.

The Landlords were self-represented.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The tenancy is terminated effective December 31, 2026.
2. The Landlords satisfied the Landlords' obligation under section 49.1 of the *Residential Tenancies Act, 2006* (the 'Act') to pay the Tenant compensation equal to one month's rent by e-transferring \$1,530.00 to the Tenants on April 3, 2026.
3. The Landlords are not holding a last month's rent deposit.
4. The lawful monthly rent is \$1,530.00.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before December 31, 2026.
2. If the unit is not vacated on or before December 31, 2026, then starting January 1, 2027, 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 January 1, 2027.

May 14, 2026
Date Issued

Angela McLaughlin
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 of the Tenant expires on July 1, 2027 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.