



Order under Section 94 Residential Tenancies Act, 2006

File Number: LTB-L-018896-26

In the matter of: 101, 350 KERR ST
OAKVILLE ON L6K3X4

Between: Roedean (Oakville) Co-operative Homes Inc. Landlord

And

Roberto Carlos Danell Madrigal Tenant

Roedean (Oakville) Co-operative Homes Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Roberto Carlos Danell Madrigal (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

The application was scheduled to be heard by video conference on May 5, 2026. Before the start of the hearing, the Landlord's Representative, Amanda Montgomery, the Landlord's Agent, Amanda Montgomery, the Tenant and Adriana Gonzalez Pulido as Tenant Support and translator, advised that the parties had reached an agreement. The Tenant declined the opportunity to speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec 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.

Agreed fact:

- The Landlord terminated the employment of the Tenant on February 4, 2026. The Tenant has not vacated the superintendent's premises and more than one week has passed since their employment was terminated.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before May 10, 2026.**

2. If the unit is not vacated on or before May 10, 2026, then starting May 11, 2026, the Landlord 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 Landlord on or after May 11, 2026.

May 13, 2026

Date Issued

Sarah Visnovec

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 November 11, 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.