



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

File Number: LTB-L-002165-26

In the matter of: 934 OXFORD ST W
LONDON ON N6H1V3

Between: Ali Youssef Landlord

And

Joanne Palmateer Tenants
Garry Palmateer

Ali Youssef (the 'Landlord') applied for an order to terminate the tenancy and evict Joanne Palmateer and Garry Palmateer (the 'Tenants') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on May 7, 2026.

The Landlord attended with the Landlord's Representative, Joseph Kuzubek. The Tenant's Representative, Theresa Forrest, was present with the Tenants Support, Andrew Palmateer, and Ryan Palmateer.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The Landlord paid the Tenants the required compensation on January 10, 2026.
2. The Landlord will install a handrail on the front exterior staircases on or before May 14, 2026.
3. If the Tenants request a dump bin, the Landlord will provide one, and the Tenants will pay all associated fees for the dump bin.

It is ordered on consent that:

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

May 20, 2026
Date Issued

Eno Ubia
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 August 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.