



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

File Number: LTB-L-012769-26

In the matter of: 2, 101 KENT ST
LONDON ON N6A 1L2

Between: Tricar Properties Landlord

And

Glen Yandeau Tenant
Terry Yandeau

Tricar Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Glen Yandeau and Terry Yandeau (the 'Tenant') because:

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

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

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

The Landlord's Representative, Daniel Abraham and the Tenant's Representative, Nathalie De Rechter attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a non voidable termination of tenancy for September 30, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. Based on the monthly rent, the daily compensation is \$22.22. This amount is calculated as follows: \$676.00 x 12, divided by 365 days.

4. The Landlord collected a rent deposit of \$676.00 from the Tenant and this deposit is still being held by the Landlord. The deposit will be applied to the lawful monthly rent for September 1, 2026. The parties agreed no interest is to be applied.
5. The Landlord will waive the lawful monthly rent for June, July and August 2026.
6. The Landlord will pay the Tenant \$6,500.00 for the entire compensation on or before May 14, 2026.
7. The parties agreed the Tenant will tear up the current cheque that is in their possession.

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 September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 1, 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 October 1, 2026.
4. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Tenant shall pay the Landlord compensation of \$22.22 per day for the use of the unit starting October 1, 2026, until the date the Tenant moves out of the unit.
5. The Landlord shall waive the lawful monthly rents for June, July and August 2026.
6. The last month's rent deposit is applied to the lawful monthly rent for September 2026.
7. The Landlord shall compensate the Tenant a total of \$6,500.00 on or before May 14, 2026.
8. If the Tenant vacates the rental unit before August 30, 2026, the Landlord shall return the last month's rent deposit to the Tenant.

May 15, 2026
Date Issued

Tanya Speedie
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 April 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.