



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016040-26

In the matter of: Basement, 41 MOUNTAINBERRY RD
BRAMPTON ON L6R1J3

Between: Winston Wilson Landlord

And

Timothy O'Hagan Tenant

Winston Wilson (the 'Landlord') applied for an order to terminate the tenancy and evict Timothy O'Hagan (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to 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 13, 2026.

The Landlord and the Landlord's legal representative, Y. Bhullar and the Tenant's agent, Z. Cavoto attended the hearing.

The parties requested the following order on consent.

It is ordered on consent 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 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

May 15, 2026
Date Issued

Emily Robb
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 1, 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.