



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-008456-26-SA

In the matter of: 329 ANGELA CRES
CORNWALL ON K6H7A1

Between: Aplus Management Landlord
1786330 Ontario Inc

And

Michael Eagle Tenants
Mary Eagle

Aplus Management and 1786330 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Eagle and Mary Eagle (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-008456-26, issued on March 2, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-008456-26.

The motion was heard by videoconference on April 8, 2026, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, James Moak, The Landlord's Agent, Alain Billard and the Tenant, Mary Eagle, on behalf of both Tenants were present.

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 that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy is terminated effective July 31, 2026, provided the Tenants pays the lawful monthly rent on the 1st day of April 2026, May 2026 and June 2026.
2. If the Tenants decide to move out of the rental unit prior to July 31, 2026, then a 30-day notice in writing shall be given to the Landlord.

3. The rent deposit shall be applied to the last 30 days of tenancy.

It is ordered on consent that:

4. The motion to set aside Order LTB-L-008456-26, issued on March 2, 2026 , is granted.
5. Order LTB-L-008456-26, issued on March 2, 2026, is cancelled and replaced by this order.
6. The Tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
7. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 August 1, 2026.
9. The Tenants shall pay the lawful monthly rent on or before the 1st day of April 2026, May 2026 and June 2026.
10. If the Tenants fail to make the rent payments in accordance with paragraphs 9 of this order, then:

The Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 9 of this order. This may result in the Board issuing an order that terminates the tenancy before July 31, 2026.

May 15, 2026
Date Issued

Roxanne Theriault
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.