



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024101-26

In the matter of: 119 Chestnut St W
BOTHWELL ON N0P1C0

Between: Maverick Capital Ltd. Landlord

And

Justine Hill Tenant

Maverick Capital Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Justine Hill (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

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

Mediation was held on May 12, 2026. The following parties participated in the mediation: The Landlord's agent, Alan Abbas, the Tenant's representative, Kim Binder and the Tenant, Justine Hill.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of June 30, 2026.
2. The lawful rent is \$ 800.00 It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$26.30 This amount is calculated as follows: \$800.00 x 12 months, divided by 365 days.
4. The Landlord will provide compensation owed to the Tenant by deducting \$800.00 from rent arrears owed to the Landlord.
5. There is no last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then the Tenant shall pay the Landlord compensation of \$26.30 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 July 1, 2026.
6. The Landlord will provide compensation owed to the Tenant by deducting \$800.00 from rent arrears owed to the Landlord.

May 19, 2026
Date Issued

Rolland Roopchand
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 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.