



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-030154-26

In the matter of: 35 WESTMOUNT AVE
TORONTO ON M6H3K2

Between: Lesia Capone Landlord
Blair Ricard

And

Gil Robern Tenant

Lesia Capone and Blair Ricard (the 'Landlords') applied for an order to terminate the tenancy and evict Gil Robern (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

A hearing was held to consider this application.

This application was heard by videoconference on May 19, 2026. the Landlord Lessia Capone, and the Tenant, attended the hearing.

At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The tenancy between the Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before June 10, 2026.
2. If the unit is not vacated on or before June 10, 2026, then starting June 11, 2026, the Landlords 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 11, 2026.

May 26, 2026

Date Issued

Greg Joy

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 expires on December 11, 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.