



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

File Number: LTB-L-021047-26

In the matter of: 2, 20 WEICHEL ST
KITCHENER ON N2M2A6

Between: Forward Living Group Inc. Landlord

And

Sisda Vongmethy Tenant

Forward Living Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Sisda Vongmethy (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 scheduled to be heard by videoconference on May 20, 2026.

The Landlord, represented by Eric Steiman, the Landlord agent, Eiryn Jenkins and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

The parties agreed that:

1. Compensation in the amount of \$3,668.58 has been issued to the Tenant.
2. The Tenant is not exercising his right under section 53 of the *Residential Tenancies Act, 2006*, to reoccupy the rental unit once the repairs are completed.

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 July 31, 2026.

2. The Landlord shall pay the Tenant an amount of \$6,000.00 on or before June 30, 2026.
3. The Tenant shall pay the Landlord compensation of \$40.20 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
4. If the Landlord does not pay the Tenant the full amount owing on or before June 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
5. 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.
6. 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.

May 21, 2026
Date Issued

Cheryl Lavoie
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 expires on January 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.