



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

File Number: LTB-L-016198-26

In the matter of: Unit B, 4343 ELMVIEW DR
HANMER ON P3P1B4

Between: Jessi Campbell Landlord

And

James Bumbacco Tenant

Jessi Campbell (the 'Landlord') applied for an order to terminate the tenancy and evict James Bumbacco (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard on May 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The application was filed prior to the termination date set out in the N12 Notice of Termination.
2. The Landlord paid the Tenant an amount equal to the lawful monthly rent prior to the termination date set out in the N12 Notice of Termination.
3. The Tenant vacated the rental unit on April 30, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026, the date the Tenant gave vacant possession of the rental unit to the Landlord.

2. The L2 application for termination of the Tenancy for the Landlord's own use is discontinued.

May 28, 2026
Date Issued

Christine Leitch
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.