



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

File Number: LTB-L-017078-26

In the matter of: First Floor, 85 D'ARCY ST
TORONTO ON M5T1J9

Between: Nicholas Sypererek Landlord

And

Vincent Hedges Tenants
Sarah Hedges

Nicholas Sypererek (the 'Landlord') applied for an order to terminate the tenancy and evict Vincent Hedges and Sarah Hedges (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.

This application was scheduled to be heard by videoconference on May 25, 2026.

The Landlord's Legal Representative Anubhav Saha, the Landlord, the Tenants' Legal Representative Shamsa Sajwani and the Tenants attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

The parties agreed:

1. The Landlord gave the Tenants an N12 notice of termination with the termination date of April 30, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord.
2. The Landlord has compensated the Tenants an amount equal to one month's rent by April 30, 2026

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.

2. 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.
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 August 1, 2026.

May 28, 2026
Date Issued

Melinda Jamieson
Hearing 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 January 31, 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.