



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

File Number: LTB-L-017727-26

In the matter of: 39 RIPLEY CRES
BRAMPTON ON L6Y5C4

Between: AMARJIT JUDGE Landlord

And

FAYE TONIE-MCGAW Tenants
ROBERT MCGAW

AMARJIT JUDGE (the 'Landlord') applied for an order to terminate the tenancy and evict FAYE TONIE-MCGAW and ROBERT MCGAW (the 'Tenants') 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 26, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord, the Landlord's representative, George Berger, and the Tenants were present. The Tenants met with Tenant Duty Counsel prior to the hearing.

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

The parties agreed that:

- The tenancy shall terminate as of August 31, 2026, with enforcement provisions.
- The Landlord shall accept a minimum of ten (10) days' prior written notice from the Tenants if the Tenants elect to terminate the tenancy earlier than August 31, 2026. Provided the Tenants vacate the rental unit on or before the date specified in such notice, the tenancy shall terminate on that earlier date. The Landlord shall refund any excess rent paid by the Tenants in respect of such earlier termination.
- There is no last month's rent on deposit.
- The Tenants were paid compensation equal to one month's rent as required by the *Residential Tenancies Act, 2006* (the 'RTA').

- If the rental unit is not vacated on or before August 31, 2026, the Tenants will owe daily rent starting September 1, 2026 until the Tenants vacate the unit. Based on the monthly rent, the daily compensation is \$83.84. This amount is calculated as follows: \$2,550.00 x 12, divided by 365 days.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.
4. If the rental unit is not vacated on or before August 31, 2026, the Tenants shall pay the Landlord compensation of \$83.84 per day for the use of the unit starting September 1, 2026 until the date the Tenants move out of the unit.

May 28, 2026
Date Issued

Nancy Fahlgren
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 March 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.