



Order under Section 69 Residential Tenancies Act, 2006

Citation: 1670195 Ontario Corporation v MORRISON, 2026 ONLTB 42743

Date: 2026-05-29

File Number: LTB-L-010730-26

In the matter of: 41, 24493 ST CLAIR RD
CHATHAM ON N7M5J2

Between: 1670195 Ontario Corporation

Landlord

And

ELIZABETH MORRISON

Tenant

1670195 Ontario Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict ELIZABETH MORRISON (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

1670195 Ontario Corporation (the 'Landlord') also applied for an order requiring ELIZABETH MORRISON (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 27, 2026.

The Landlord's Director Qi Jesse Zhang, and the Landlord's Legal Representative, Audrey Skinner and the Tenant attended the hearing. The Tenant declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, 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 September 30, 2026. The parties' further consent that

this order is a final, non-voidable termination of this tenancy based on their agreement to terminate the tenancy.

2. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before September 30, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before September 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from October 1, 2026, at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

Panagiotis P. Roupas
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.