



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020176-26

In the matter of: 622 ESSA RD
BARRIE ON L4N 9E6

Between: W&L TOMLINSON PROPERTIES INC. Landlord

And

ROBERT KING Tenants
GLORIA KING

W&L TOMLINSON PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ROBERT KING and GLORIA KING (the 'Tenants') because the Landlord requires possession of the rental unit in order to demolish the unit.

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

This application was scheduled for a merits hearing, via video conference, on May 20, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. GLORIA KING attended on behalf of the Tenants and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Teri Landriault, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, 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 15, 2026.
2. **If the unit is not vacated on or before August 15, 2026, then starting August 16, 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 16, 2026.**

4. If the rental unit has not been vacated on or before August 15, 2026, the Landlord may also collect a per diem rate of \$36.16 (based on \$1 100.00 per month X 12 months / 365 days) for use of the unit starting August 16, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit shall be applied to the period July 1 – 31, 2026.
6. Statutory compensation for the N13 notice of termination, which was due to the Tenant pursuant to the provisions of the Residential Tenancies Act, shall be applied as follows:
 - a. August 1 – 15 rent; and
 - b. June 16 – 30 rent.
7. This Order settles all matters arising from this tenancy to date and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

June 3, 2026
Date Issued

Susan Parsons

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 February 16, 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.