



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

File Number: LTB-L-014077-26

In the matter of: 102, 84 GREAT NORTH RD
PARRY SOUND ON P2A2N8

Between: Lionston Group Inc Landlord
Granite Vista Property management

And

Antal Santa Tenants
Veronika Harangi

Lionston Group Inc and Granite Vista Property management (the 'Landlord') applied for an order to terminate the tenancy and evict Antal Santa and Veronika Harangi (the 'Tenants') because the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

This application was heard by videoconference on May 28, 2026. The Landlord's agent, Dave Kemp, the Landlord's legal representative, Kelly Draycott, the Tenant, Antal Santa and the Tenants legal representative, Jayson Swain attended the hearing.

The parties resolved the matter directly and requested an order on consent.

I am satisfied that parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

Agreed Facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. On or before June 15, 2026, the Landlord shall pay to the Tenants \$1,735.70 which represents return of the monthly rent for April and May 2026. The rent for June 2026, shall be waived by the Landlord as full and final payment of the required three (3) months of rent compensation.
3. The current rent is \$867.85. It is due on the 1st day of each month.

4. Based on the monthly rent, the daily compensation is \$28.53. This amount is calculated as follows: $\$867.85 \times 12$ months, divided by 365 days.
5. The Landlord collected a rent deposit of \$800.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$83.45 is owing to the Tenants for the period from August 1, 2021, to May 28, 2026.
6. The Tenants agree to remove all their belongings from the rental unit on or before June 30, 2027.
7. The Tenants further agree to leave the rental unit free from all debris in broom swept condition.
8. The Tenants will exercise their right of first refusal to reoccupy the rental unit when the repairs or renovations are completed.

It is ordered on consent that:

1. On or before June 15, 2026, the Landlord shall pay to the Tenants \$1,735.70 and waive the rent for June 2026. If this is not done, the tenancy is not terminated, and the Tenants do not have to vacate the rental unit.
2. If the conditions in paragraph 1 are met, the tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2027.
3. If the unit is not vacated on or before June 30, 2027, then starting July 1, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 July 1, 2027.
5. The Tenants shall pay the Landlord compensation of \$28.53 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.

June 4, 2026
Date Issued

Oluwatobi Abobarin
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 January 1, 2028, 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.