



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-042453-24-AM

In the matter of: 109, 520 ST. LAURENT BLVD
OTTAWA ON K1K4N1

Between: Mario De Giovanni Housing Co-Operative Landlord

And

Francisca Bush Tenant

Mario De Giovanni Housing Co-Operative (the 'Landlord') applied for an order to terminate the tenancy and evict Francisca Bush (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended;
- the unit was given to the Tenant for the term of the Tenant's employment which has now ended.

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

This application was heard by videoconference on October 17, 2024, and May 14, 2026.

The Landlord's legal representative, David Lyman, the Tenant and the Tenant's legal representative, Ahmad Alzameli, attended the hearing.

This amended order is issued to correct clerical errors in the original order issued May 20, 2026.

Determinations:

1. The parties before the Board agree that the Landlord will pay to the Tenant \$1,250.00 as a refund for the membership fees and security deposit. The parties agree this payment will be made upon the Tenant vacating the rental unit.

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 June 30, 2026.

2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.

May 20, 2026
Date Issued

Laura Hartsliuf
Member, Landlord and Tenant Board

June 2, 2026
Date Amended

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 January 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.