



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

File Number: LTB-L-014084-26

In the matter of: 2, 311 Brebeuf Ave
Sudbury ON P3C5H2

Between: Great Choice Real Estate Landlord

And

Marc VanEmbden Tenant

Great Choice Real Estate (the 'Landlord') applied for an order to terminate the tenancy and evict Marc VanEmbden (the 'Tenant') because:

- 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

This application was heard by videoconference on June 2, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Roopnarine(Mike)Sugrim, The Landlord's Agent Steve Ouimette and the Tenant participated in the mediation. The Tenant didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent

Agreed Facts:

1. The Landlord and the Tenant agree to end the tenancy on August 31, 2026.
2. The lawful rent is \$405.07 due on the first day of each month.
3. There is a Last Month rent of \$375.00 still being held on deposit by the Landlord. This will be applied to the August 2026 rent. The Tenant waives the interest on the Last month Deposit.

4. The Landlord waives the damages to the unit, in the amount of \$1,500.00, that occurred on January 23, 2026 due to flooding for exchange of the Tenant ending the tenancy on August 31, 2026.
5. June 2026 rent will be paid on June 5, 2026.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant is terminated on August 31, 2026. The Tenant must move out of the rental unit on or before August 31, 2026.
2. The Landlord waives the damages of \$1,500.00 to the unit that occurred on January 23, 2026 due to flooding for exchange of the Tenant ending the tenancy on August 31, 2026.
3. If the unit is not vacated on or before August 31, 2026, then starting September 01, 2026, 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 Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after September 01, 2026.
5. July 2026 rent will be paid on July 1, 2026.
6. The Tenants' last month rent deposit shall be applied to August 2026 rent.

June 9, 2026
Date Issued

Monique Browne
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 April 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.