



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

File Number: LTB-L-023406-26

In the matter of: 2, 75 Celina Street
Oshawa ON L1H4N1

Between: Ada Ianni Landlord

And

Michelle Luxton Tenants
Mckenzie Luxton

Ada Ianni (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Luxton and Mckenzie Luxton (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 25, 2026.

The Landlord's Legal Representative, Eric Steiman, attended on behalf of the Landlord.

The Tenant, Michelle Luxton, attended on behalf of both Tenants and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of August 31, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$1,863.32. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$2,476.82 including arrears of rent (\$2,290.82) and costs (\$186.00) up to May 31, 2026.
4. The Landlord collected a last month's rent deposit of \$1,863.32 on January 17, 2025 and this deposit is still being held by the Landlord.

5. The Tenants waive their right to any interest owing on the last month's rent deposit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.
4. The Landlord shall waive the rent arrears to May 31, 2026 (\$2,290.82) and the application filing fee (\$186.00).
5. The Landlord shall also waive the monthly rent for June 2026, July 2026 and August 2026.
6. On condition that the Tenants vacate the rental unit on or before August 31, 2026, the Landlord shall return the last month's rent deposit of \$1,863.32 to the Tenants in exchange for all rental unit keys.
7. This order resolves all issues regarding this tenancy to the date of the mediation.

June 10, 2026
Date Issued

Angela McLaughlin
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 March 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.