



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029103-26

In the matter of: Basement/Lower, 23 MCCALLA DR
ST CATHARINES ON L2N1A1

Between: Todd Garvie Landlords
Joshua Felice

And

Lee-Ann MacDonald Tenant

Todd Garvie and Joshua Felice (the 'Landlords') applied for an order to terminate the tenancy and evict Lee-Ann MacDonald (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to demolish the unit.

This application was scheduled to be heard by videoconference on June 4, 2026.

The Landlords' Legal Representative Adam Hamdani, Todd Garvie for Joshua Felice and the Tenant's Agent Britney Martins attended the hearing. Ms. Martins had written authorization to represent her mother, the Tenant.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application rather than participate in a merit hearing.

The parties agreed:

1. The Landlords gave the Tenant an N13 notice of termination with the termination date of July 31, 2026. The Landlords claim they require the rental unit to be vacated to demolish it. The City of Kitchener issued an order.
2. The Landlords compensated the Tenant an amount equal to one month's rent by waiving May 2026 rent.
3. The rent deposit will apply to the last month of the tenancy.
4. Based on the monthly rent, the daily compensation is \$39.45. This amount is calculated as follows: \$1,200.00 x 12, divided by 365 days.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 1, 2026.
2. If the unit is not vacated on or before September 1, 2026, then starting September 2, 2026, the Landlords 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 Landlords on or after September 2, 2026.
4. The Tenant shall also pay the Landlord compensation of \$39.45 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.

June 9, 2026
Date Issued

Melinda Jamieson
Hearing 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 March 2, 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.