



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

File Number: LTB-L-017880-26

In the matter of: Apt 2, 674 CENTRE LINE
SELWYN ON K9J6X5

Between: 1591448 Ontario Limited Landlord

And

Kaila Christine Teevins Tenant

1591448 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Kaila Christine Teevins, Tim Moncrief and Dori Moncrief (the 'Tenant') because:

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

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

The Landlords Agents' Fareida Ram and Farouk Amin and Tenant Kaila Christine Teevins attended the hearing. The Tenant consulted duty counsel.

In mediation, 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 instead of a merit hearing.

The parties agreed:

1. Tim Moncrief and Dori Moncrief are guarantors and are removed from this application.
2. The Landlord gave the Tenant an N13 notice of termination with the termination date of June 30, 2026. The Landlords claim vacant possession of the rental unit is required for demolition.
3. On the day of the hearing, the Landlord compensated the Tenant an amount equal to one month's rent.
4. The rent deposit is applied to June 2026.
5. Based on the monthly rent, the daily compensation is \$36.13. This amount is calculated as follows: \$1,098.85 x 12, divided by 365 days.
6. The Tenant will pay the Landlord \$36.13 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 15, 2026.
2. If the unit is not vacated on or before July 15, 2026, then starting July 16, 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 16, 2026.
4. The Tenant shall also pay the Landlord compensation of \$36.13 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
5. Tim Moncrief and Dori Moncrief are guarantors and will be removed from this application.

June 12, 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 January 16, 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.