



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006547-26

In the matter of: Upper, 8 NEWINGTON CRES
ETOBICOKE ON M9C5B8

Between: Marina Ge Landlord

And

France Barry Tenants
Graham Stewart

Marina Ge (the 'Landlord') applied for an order to terminate the tenancy and evict France Barry and Graham Stewart (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

The Landlord's Legal Representative Jiangning Guo, the Landlord and the Tenants attended the hearing.

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 a merit hearing.

The parties agreed:

1. The Landlord will provide the Tenants a positive reference letter by June 30, 2026.
2. The Landlord gave the Tenants an N12 notice of termination with the termination date of April 14, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord.
3. The Landlord has compensated the Tenants an amount equal to one month's rent by April 14, 2026.
4. Based on the monthly rent, the daily compensation is \$117.95. This amount is calculated as follows: \$3,587.50 x 12, divided by 365 days.

5. The Landlord collected a rent deposit of \$3,500.00 on February 14, 2024. Interest is owing in the sum of \$200.49 and the Landlord will pay the Tenants the interest owing on or before September 14, 2026.
6. The Tenants agreed to give the Landlord vacant possession with the return of 2 front door keys on October 1, 2026.
7. The rent deposit of \$3,500.00 applies to the period September 15, 2026, to October 14, 2026.
8. Provided the Tenants vacate on October 1, 2026, and return two front door keys to the Landlord, the Landlord will return any unused portion of the rent deposit to the Tenants on or by October 8, 2026.
9. There is no key deposit.
10. The Landlord will not take any steps to evict the Tenants or otherwise interfere with the Tenants possession of the rental unit before October 1, 2026, provided the Tenants continue to comply with the terms of the tenancy and the *Residential Tenancies Act, 2006*.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before October 1, 2026.
2. If the unit is not vacated on or before October 1, 2026, then starting October 2, 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 October 2, 2026.

June 11, 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 April 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.