



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

File Number: LTB-L-021200-26

In the matter of: Unit #1 (Basement), 9 35th Street. AKA Thirty
Fifth Street.
Toronto ON M8W3J8

Between: Doug AKA Dragan Bakoc Landlord

And

Derek Groulx AKA Derex Groulx Tenant

Doug AKA Dragan Bakoc (the 'Landlord') applied for an order to terminate the tenancy and evict Derek Groulx AKA Derex Groulx (the 'Tenant') 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 heard by videoconference on June 8, 2026.

The Landlord's Legal Representative, Linda Flores, the Landlord and the Tenant attended the hearing.

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

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. Both parties acknowledge that the one month's compensation has been paid to the Tenant.
2. The tenancy between the Landlord and the Tenant for the property known as Unit 1 (Basement) 9 35th Street, Toronto, Ontario (the rental unit) will be terminated as of August 31, 2026.
3. If the Tenant does not vacate the rental unit by August 31, 2026, the Landlord may file this Order with the Sheriff on September 1, 2026 to enforce the eviction of the Tenant.

4. The parties confirm that the Tenant will be required to pay rent for July of 2026 but that he is not required to pay rent for August of 2026 as his last month's rent deposit will be used.
5. The parties further confirm that the Tenant will continue to be responsible for his utilities until the end of the tenancy.

June 12, 2026
Date Issued

Carrie Bertrand
Member, 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.