



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

File Number: LTB-L-039934-26

In the matter of: Basement, 68 PELMO CRES
NORTH YORK ON M9N2X5

Between: Marta Bot Landlord

And

Martin David O'Mahoney Tenant

Marta Bot (the 'Landlord') applied for an order to terminate the tenancy and evict Martin David O'Mahoney (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 11, 2026. The Landlord, The Landlord's legal representative, George Brown and the Tenant were present. I am satisfied the parties understood the terms and consequences of this order.

It is agreed that:

The parties reached consent prior to the mediation.

The parties reached consent on non-voidable order with termination date of July 1, 2026. The Tenant elected the termination date.

The lawful rent is \$800.00, and it is due on the 24th day of the month.

The Landlord paid the required compensation with Notice N12. The Tenant agreed that he has received non-monetary compensation and did not pay the lawful rent from May 24, 2026, to June 23, 2026.

There is no Last month's rent deposit.

The Landlord agreed to pay to the Tenant extra \$800.00 compensation via e-transfer in exchange to be provided with a vacant possession of the rental unit on or before July 1, 2026.

The Landlord waived the lawful rent from June 24, 2026, to July 1, 2026.

The Landlord waived \$186.00 the application filing fee.

The parties agreed this is a full and final settlement of all issues arising from this Tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on July 1, 2026.
2. The Tenant must move out on or before July 1, 2026.
3. If the unit is not vacated on or before July 1, 2026, then starting July 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 2, 2026.
5. The Tenant shall also pay the Landlords compensation of \$26.30 per day for the use of the unit starting July 2, 2026, until the date the Tenants move out of the unit.
6. The Landlord shall pay to the Tenant \$800.00 compensation via e-transfer on or before June 30, 2026.
7. If the Landlord does not pay to the Tenant the amount in paragraph 6 of this order on or before June 30, 2026, this amount will be subjected to 4.00% interest annually on the day following the breach of payment as per the court of justice act.
8. This order resolves all issues arising from this tenancy between the Landlord and the Tenant and it is a full and final settlement of all issues.

June 16, 2026
Date Issued

Maryam Cooper
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 of the Tenant expires on January 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.

