



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025869-26

In the matter of: Garage Apartment, 5 FELSBURG LANE
LIONS HEAD ON N0H1W0

Between: Karin Tomosky Landlord

And

Mike Moon Tenant
Paige Daries

Karin Tomosky (the 'Landlord') applied for an order to terminate the tenancy and evict Mike Moon and Paige Daries (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant has been persistently late in paying the Tenant's rent.

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

Karin Tomosky (the 'Landlord') also applied for an order requiring Mike Moon and Paige Daries (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on June 10, 2026.

The Landlord attended the hearing. Colin James Mitchell appeared as the Landlord's legal representative. Paige Daries appeared on behalf of both Tenants and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective June 30, 2026.
2. The last month's rent deposit shall be applied to rent for June 2026.

3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 1, 2026.
5. If the Tenants give the Landlord vacant occupancy of the rental unit no later than the termination date of June 30, 2026, the Landlord shall waive all claims to damages raised in this application.

June 19, 2026
Date Issued

Andrew Rowell
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 expires on January 1, 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