



**Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-077937-24-AM

In the matter of: Room B, 39 DUKE LANE
INGERSOLL ON N5C2L2

Between: Joshua Allan Cornish Landlord

And

Westly Kent Tenant

Joshua Allan Cornish (the 'Landlord') applied for an order to terminate the tenancy and evict Westly Kent (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 2, 2026. The Landlord's legal representative, Carmen Dawdy, the Landlord, the Tenant's legal representative, Michael Cameron and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

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

I was satisfied the parties understood the consequences of their consent.

This amended order is issued to correct clerical errors in the order issued on June 10, 2026.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of August 31, 2026.

2. The current lawful rent is \$750.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$24.66. This amount is calculated as follows: $\$750.00 \times 12 \text{ months}$, divided by 365 days.
4. The one-month compensation has been paid to the Tenant as of September 2024.
5. The tenancy began on December 1, 2022, and the lawful rent at the time was \$750.00 per month, due on the first day of each month.
6. The Tenant will remove the security cameras installed at the property.
7. This order does not negate the Tenant's right to file a T5 application if so inclined.
8. The Landlord will provide the Tenant with no less than 24 hours written notice via email should the Landlord require access to the unit.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before August 31, 2026.
2. The Tenant shall pay the lawful rent for the month of July 2026, on or before July 1, 2026.
3. Where the Tenant can provide proof of e-transfer payment to the Landlord for the last month's rent deposit, paid on or before December 1, 2022, then that deposit will be applied to the last month of the tenancy, which by way of this order is August 2026. Proof of the e-transfer payment must be provided to the Landlord on or before, June 12, 2026.
4. Where the Tenant cannot provide proof of the last month's rent deposit payment as noted in paragraph 3 of this order on or before June 12, 2026, the Tenant shall pay the current lawful rent for the month of August 2026, on or before August 1, 2026.
5. If the unit is not vacated on or before August 31, 2026, then the Tenant shall pay the Landlord compensation of \$24.66 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 September 1, 2026.

June 10, 2026
Date Issued

Sonja Richter

Hearings Officer, Landlord and Tenant Board

June 15, 2026
Date Amended

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 *Residential Tenancies Act, 2006*, (the 'Act'), the part of this order relating to the eviction expires on March 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.