



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

File Number: LTB-L-036672-26

In the matter of: 5-18 Forbes Crt.
Brantford, ON N3T4B3

Between: Lourdes Melo Landlord
Patricio Medeiros

And

Lydia Honcoop Tenant

Lourdes Melo and Patricio Medeiros (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Lydia Honcoop (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 15, 2026.

Only the Landlord's Legal Representative, Keri Elliott and both named Landlords attended the hearing.

As of 9:25 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the tenancy is terminated, and the Tenant must move out of the rental unit on or before July 3, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On January 8, 2026, the Landlord gave the Tenant an N12 notice of termination deemed served January 8, 2026, with the termination date of March 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by Landlord, Patricio Medeiros, for a period of at least one year.

4. The Landlord has compensated the Tenant an amount equal to one month's rent by March 31, 2026.
5. There is no last month's rent deposit.
6. The Tenant has paid all rent owed to June 30, 2026.
7. The Landlord sought a standard eviction order considering the date of termination outlined in the N12 notice has already passed.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including the elapsed time since the termination date outlined on the N12 notice and the delay associated with enforcing an eviction order, and find that it would not be unfair to postpone the eviction until July 3, 2026, pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 3, 2026.
2. If the unit is not vacated on or before July 3, 2026, then starting July 4, 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 July 4, 2026.

June 22, 2026
Date Issued

Ken Audziss

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 4, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.