



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010014-26

In the matter of: 590 WILLOWDALE AVE
LONDON ON N5X1J3

Between: Jane Poulin Landlord

And

Jacek (Jack) Gurgel Tenant

Jane Poulin (the 'Landlord') applied for an order to terminate the tenancy and evict Jacek (Jack) Gurgel (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 April 16, 2026.

The Landlord Jane Poulin, Landlord's Legal Representative Kelly Hawkes, and the Tenant Jacek (Jack) Gurgel attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

Agreed facts on consent:

1. Compensation for the N12 notice was given to the Tenant by waiving the lawful rent for the rental period of February 2026, and the last month's rent deposit was applied to the lawful rent for the rental period of March 2026. The Tenant remains liable to pay the lawful rent from May 2026 onward.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. 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.
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 1, 2026.

4. The Tenant shall also pay the Landlord compensation of \$84.23 per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.

June 16, 2026
Date Issued

Kyle Anderson
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.