



Order under Section 94 Residential Tenancies Act, 2006

File Number: LTB-L-041970-26

In the matter of: 302, 6320 VALLEY WAY
NIAGARA FALLS ON L2E1Y5

Between: Perlas Holdings Limited Landlord

And

Tina Boutilier Tenant
Miles Morton

Perlas Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Tina Boutilier and Miles Morton (the 'Tenant') because:

- the rental unit is the superintendent's premises and the Tenant's employment as superintendent has ended.

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 15, 2026.

The Landlord's legal representative, Elaine Page and the Landlord agent, Christine Medrano attended the hearing. Both Tenants attended the hearing.

At the hearing, the parties mutually agreed to a conditional order, and requested an order on consent. I was satisfied that the parties understood the terms of the consent.

On consent 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 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 Tenants shall also pay to the Landlord compensation per day for the use of the unit starting July 1, 2026, until the date the Tenants move out of the unit.

5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

June 19, 2026
Date Issued

Greg Brocanier
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.