



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-004695-26

In the matter of: 1, 35 Father Costello Drive
Schumacher ON P0N1G0

Between: Jing Wang
Brightside Property Management Inc. Landlord

And

Sasha Raymond Tenant

And

Kevin Theriault
Kayla Theriault Unauthorized Occupant

Jing Wang and Brightside Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy of Sasha Raymond (the 'Tenant') and evict Kevin Theriault and Kayla Theriault (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on June 15, 2026.

The Landlord agent Dominique Talbot and both Unauthorized Occupants attended the hearing.

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

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 16, 2026.
2. If the unit is not vacated on or before June 16, 2026 then starting June 17, 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 June 17, 2026.

June 24, 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.