



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022528-26

In the matter of: B, 310 CORONATION BLVD
AMHERSTVIEW ON K7M5P9

Between: CAROL SWAIN Landlord
RON SWAIN

And

MARK REISS Tenant

CAROL SWAIN and RON SWAIN (the 'Landlord') applied for an order to terminate the tenancy and evict MARK REISS (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 11, 2026. Before the start of the hearing the Landlord's Representative, Sayed Azher A. Bukhari, the Landlord, Carol Swain and Ron Swain, the Tenant's Representative, Paula Stevens, and the Tenant, Mark Reiss, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord has paid the Tenant's compensation in the amount of one months' rent, \$1,046.52 on March 4, 2026.

On consent of the parties, 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 September 1, 2026.
2. The Landlord collected a rent deposit from the Tenant, and this deposit is still being held by the Landlord. The rent deposit will be applied to the last rental period of the tenancy, for August 2026.

3. If the unit is not vacated on or before September 1, 2026, then starting September 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 2, 2026.

June 18, 2026
Date Issued

Sumathi Dhanapal
Hearings Officer, 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 March 2, 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.