



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003415-26

In the matter of: 3, 345 RICHELIEU AVE
VANIER ON K1L6J7

Between: MAPZ REALTY INC Landlord

And

RHEAL BRADY Tenant

MAPZ REALTY INC (the 'Landlord') applied for an order to terminate the tenancy and evict RHEAL BRADY (the 'Tenant') because:

- the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord, represented by Daniel Moak and the Tenant, represented by Éric Cabana engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent of the parties, it is ordered that:

1. The application is discontinued.
2. The Tenant shall return to the Landlord the amount of \$2,899.71. This amount represents compensation the Landlord paid to the Tenant. The Tenant shall pay this amount in accordance with the following schedule:
 - a) \$500.00 on or before the 2nd of each month for the next 5 months commencing on July 2, 2026, up to and including November 2, 2026.
 - b) \$399.71 on or before December 2, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the total amount shall become due and payable from date of the missed payment.

June 24, 2026
Date Issued

Cheryl Lavoie
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.