



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-019752-26

In the matter of: 1, 12 BAY ST
WOODSTOCK ON N4S3K5

Between: Oscar Cruz Ventura Landlord

And

Yvonne Wade Tenants
Chris Johnson

Oscar Cruz Ventura (the 'Landlord') applied for an order to terminate the tenancy and evict Yvonne Wade and Chris Johnson (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 13, 2026.

The Landlord's Legal Representative, Daniel Coulson, and the Tenant, Yvonne Wade, attended the hearing.

Yvonne Wade testified that she had consent to act on behalf of both Tenants and this agreement is being made on behalf of both Tenants. I am satisfied that Yvonne Wade has consent on behalf of both Tenants to enter into this agreement.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The total amount of the outstanding rent arrears are \$15,833.00 to May 31, 2026.
2. The tenancy will terminate on June 30, 2026.
3. If the Tenants do not pay the Landlord the full amount owing on or before July 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 11, 2026 at 4.00% annually on the balance outstanding.
4. 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.

5. 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.

June 29, 2026
Date Issued

Samantha Greaves
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 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.