



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022269-26

In the matter of: 782 Moore Avenue
Thunder Bay ON P7G1G9

Between: Robert Tuchenhausen Landlord

And

Barb Wynn Tenant

Robert Tuchenhausen (the 'Landlord') applied for an order to terminate the tenancy and evict Barb Wynn (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 scheduled to be heard by videoconference on June 24, 2026.

The Landlord's Legal Representative Barrett Beaudoin, the Landlord, the Tenant and Tenant Support Talon Bird attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. The Landlord gave the Tenant an N12 notice of termination with the termination date of May 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their child.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by May 31, 2026.
3. Based on the monthly rent, the daily compensation is \$33.10. This amount is calculated as follows: \$1,006.93 x 12, divided by 365 days.

4. The Landlord collected a rent deposit of \$750.00 from the Tenant and this deposit is still being held by the Landlord. A total of \$496.02 interest on the rent deposit is owed. After topping up the rent deposit ($1,006.93 - 750.00 = 256.93$) interest on the rent deposit, in the amount of \$239.09 ($496.02 - 256.93 = 239.09$) is owing to the Tenant for the period from October 1, 2001, to June 24, 2026.

It is ordered on consent 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 Tenant shall also pay the Landlord compensation of \$33.10 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

June 26, 2026
Date Issued

Melinda Jamieson
Hearing 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 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.