



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017609-26

In the matter of: UNIT 208B, 127 DUNN AVE
TORONTO ON M6K2R8

Between: ALPHA OMRGA HOME INC. Landlord

And

ANDREW TULL Tenant

ALPHA OMRGA HOME INC. (the 'Landlord') applied for an order to terminate the tenancy and evict ANDREW TULL (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The application was heard by videoconference on June 22, 2026. The Landlord Sandra Ferguson, the Landlord's agent Sharne Scott, the Tenant, and the Tenant's support person Kishan Baskaran attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on August 31, 2026.
2. The Tenant agrees not to smoke in the rental building. Smoking must be done in the designated smoking area.
3. The Tenant agrees not to act aggressively towards the Landlord or their employees.
4. In the event the Tenant vacates the rental unit prior to August 31, 2026 and notifies the Landlord, the Landlord agrees to reimburse the Tenant for any rent they have already paid for that rental period at a per diem rate of \$17.86 per day starting the day after the Tenant vacates to the end of the monthly rental period.
5. The parties agree that there is no last month's rent deposit.

6. The Landlord agrees to waive the application filing fee.

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 August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 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 September 1, 2026.

June 26, 2026
Date Issued

Sandra Sabourin
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 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.