



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

File Number: LTB-L-044864-26

In the matter of: 122 GORE ST E
PERTH ON K7H1J5

Between: Andrew David Tracy Landlord

And

Brennan Wylie Tenant
Tessia Somerville

Andrew David Tracy (the 'Landlord') applied for an order to terminate the tenancy and evict Brennan Wylie and Tessia Somerville (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe and because the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

On June 17, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

This application was heard by videoconference on June 25, 2026.

The Landlord's representative, Shasta Pearson, and the Tenant, Tessia Somerville, representing Brennan Wylie attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the Board to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,000.00. It is due on the 1st day of each month.
3. The parties requested a non-voidable eviction order with an eviction date of June 30, 2026.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to May 31, 2026, are \$4,000.00.

6. The Landlord is waiving those arrears in paragraph 5.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord is waiving those costs in paragraph 7.
9. The Landlord collected a rent deposit of \$2,000.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated.
2. The Last months rent shall be applied towards June 1-30, 2026.
3. 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.
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 July 1, 2026.

June 30, 2026
Date Issued

John Russett
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 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.084369