



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

File Number: LTB-L-023192-26

In the matter of: 161, 8 FOUNDRY AVE
TORONTO ON M6H 0A5

Between: Lobsang Chomphel Landlords
Bhuti Kalsang

And

Jessica Keith-Taillon Tenant

Lobsang Chomphel and Bhuti Kalsang (the 'Landlords') applied for an order to terminate the tenancy and evict Jessica Keith-Taillon (the 'Tenant') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on June 24, 2026.

The Landlords and the Tenant attended the hearing. The parties agreed to participate 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 the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for June 30, 2026.
2. The Landlords have not compensated the Tenant an amount equal to one month's rent. The Landlords will compensate the Tenant by June 30, 2026, by way of e-transfer.
3. The Landlords will also return the \$200.00 key deposit by e-transfer on before June 30, 2026.
4. Based on the monthly rent, the daily compensation is \$62.94. This amount is calculated as follows: \$1,914.37 x 12, divided by 365 days.

5. There is no last month's rent deposit.
6. The Tenant will return the keys to the Landlords at the rental property on June 30, 2026, at 12:05pm.
7. The Landlords are not seeking the filing fee.

On consent it is ordered that:

1. The tenancy between the Landlords 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 Landlords 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 Landlords on or after July 1, 2026.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Tenant shall pay the Landlords compensation of \$62.94 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
5. The Tenant shall return the rental unit keys to the Landlords on June 30, 2026, at 12:05pm at the rental unit property.
6. The Landlords shall pay the Tenant, \$2,114.37, which includes the one-month compensation as required for N12 notice and the key deposit on June 30, 2026.
7. If the Landlords do not pay the Tenant the full amount owing in paragraph (6) on or before June 30, 2026, the Landlords will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

June 29, 2026
Date Issued

Tanya Speedie
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 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.