



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

File Number: LTB-L-040784-26

In the matter of: 4 DONALD CRES
WASAGA BEACH ON L9Z 1E1

Between: Kevin Buttigieg Landlord

And

Cassie Hergert Tenant

Kevin Buttigieg (the 'Landlord') applied for an order to terminate the tenancy and evict Cassie Hergert (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was heard by videoconference on June 22, 2026. The Landlord's Representative, paralegal, Allison MacSporran, the Landlord's agents, Lisa Scott (Realtor), Gerald Loughheed, Georgina Loughheed, and Brandon Logheed, the Landlord, Kevin Buttigieg and the Tenant, Cassie Hergert, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties have agreed to resolve the issues in this application by terminating the tenancy on July 31, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord has paid to the Tenant compensation an amount equal to one month's rent on June 3, 2026.

4. The compensation paid to the Tenant by the Landlord will be used by the Tenant towards the payment of the last month's rent.
5. Based on the monthly rent, the daily compensation is \$48.86. This amount is calculated as follows: $\$1,486.25 \times 12$ months, divided by 365 days.
6. There is no last month's rent deposit.

On consent, 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 **July 31, 2026**.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$48.86 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.

June 30, 2026
Date Issued

Pauline Brewster
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 February 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.