



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

Citation: Simpson v Kavanagh, 2023 ONLTB 33353

Date: 2023-04-28

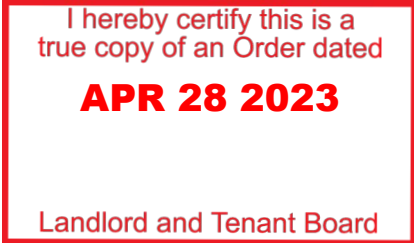
File Number: LTB-L-044830-22

In the matter of: B, 29 YOUNG ST W
WATERLOO ON N2L2Y9

Between: Catherine Simpson

And

Brock Corbett
William Kavanagh



Landlord

Tenants

Catherine Simpson (the 'Landlord') applied for an order to terminate the tenancy and evict Brock Corbett and William Kavanagh (the 'Tenants') 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 Tenants remained in the unit after the termination date.

This application was heard by videoconference on March 22, 2023.

The Landlord attended the hearing and was represented by Amanda Richards. The Tenants attended the hearing and were represented by Celina Weber.

The parties before the LTB consented to the following order:

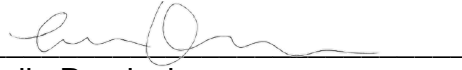
It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2023.
2. The Landlord shall apply a credit of \$525.00 to the Tenants rent due under the tenancy agreement for the month of June 2023.
3. If the unit is not vacated on or before July 31, 2023, then starting August 1, 2023, 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 August 1, 2023.

April 28, 2023

Date Issued



Emile Ramlochan

Member, 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 31, 2022 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.