



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

**Citation:** Dabros v Little, 2024 ONLTB 29721

**Date:** 2024-04-26

**File Number:** LTB-L-089979-23

**In the matter of:** 175 WELLINGTON ST  
GANANOQUE ON K7G1B6

**Between:** Margaret Dabros Landlord

**And**

Debbie Little Tenant  
Jesse Little-ainslie

Margaret Dabros (the 'Landlord') applied for an order to terminate the tenancy and evict Debbie Little and Jesse Little-ainslie (the 'Tenant') 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 Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 17, 2024.

The Landlord, her Lawyer Hayley Crawhall, and the Tenant and their Representative Jesse Valkenier attended the hearing.

At the hearing, the parties consented to the following order.

**It is ordered on consent that:**

1. the tenancy shall terminate on June 30, 2024.
2. the Tenant shall vacate the unit on or before June 30, 2024. The Tenant must move out of the rental unit on or before June 30, 2024.
3. if the unit is not vacated on or before June 30, 2024, then starting July 1, 2024, 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, 2024.
5. The Landlord shall waive the rent for May 2024.

6. The Landlord shall also waive the rent for June 2024, provided that the Tenant vacates the unit and gives vacant possession to the Landlord on or before June 30, 2024. In other words, the LMR Deposit shall be returned to the Tenant on giving vacant possession.

**April 26, 2024**  
**Date Issued**

*James W. Campbell*

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James Campbell  
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 1, 2025 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.