



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

Citation: John v Bakker, 2023 ONLTB 18875

Date: 2023-02-14

File Number: LTB-L-066673-22

In the matter of: basement, 50 KNAPTON AVE
Ajax ON L1S5W1

Between: Sharon John

And

Nancy Bakker

I hereby certify this is a
true copy of an Order dated
Feb 14 2023
Landlord and Tenant Board

Landlord

Tenant

Sharon John (the 'Landlord') applied for an order to terminate the tenancy and evict Nancy Bakker (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking;
- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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 February 1, 2023.

The Landlord, the Landlord's Representative, Kimberley Covey and the Tenant attended the hearing. The Tenant's Agent, Sean Warren also attended.

The parties requested the following consent order:

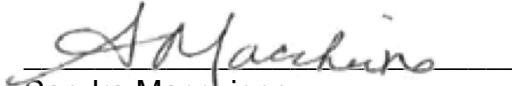
The parties agree:

1. The Landlord shall pay the Tenant \$3,000.00 as follows: \$1,000.00 on or before February 3, 2023; and \$2,000.00 upon vacant possession of the rental unit and return of the keys (one set) on or before March 19, 2023.
2. The Landlord agrees to hand deliver any mail received by Canada Post, in which only the Landlord has a key to the mailbox, to the Tenant.
3. This order is full and final settlement of all issues related to the tenancy between the Landlord and Tenant to date.

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 March 19, 2023.
2. If the unit is not vacated on or before March 19, 2023, then starting March 20, 2023, 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 March 20, 2023.

February 14, 2023
Date Issued


Sandra Macchione
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 September 20, 2023 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.

