



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

Citation: Vangar Properties Inc. v Proctor, 2022 ONLTB 5717

Date: 2022-09-09

File Number: LTB-L-032899-22

In the matter of: 5, 311 QUEENSTON RD
CAMBRIDGE ON N3H3J5

Between: Vangar Properties Inc.

And

Amber Proctor, Joshua Martin-Dunn

I hereby certify this is a
true copy of an Order dated
Sep 09, 2022
Landlord and Tenant Board

Landlord

Tenants

Vangar Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Proctor, Joshua Martin-Dunn (the 'Tenants') 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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on September 6, 2022.

At 10:44 am, the Landlord and witnesses Beverly Lynch and JoAnne Martin and the Tenant Amber Proctor and her support Deborah Proctor attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 30, 2022.
2. If the unit is not vacated on or before September 30, 2022, then starting October 1, 2022, 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 October 1, 2022.
4. Pursuant to the agreement of the parties, this resolves the application before the Board.



September 9, 2022

Date Issued

Dana Wren

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 Tenants expires on April 1, 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.