



**JAN 16, 2023**

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

**Citation:** Bedessee v Scott, 2023 ONLTB 15030

**Date:** 2023-01-16

**File Number:** LTB-L-050931-22

**In the matter of:** BASEMENT UNIT, 15 BRUMWELL ST  
TORONTO ON M1C2K7

**Between:** Invor Bedessee Landlord

**And**

Tyrone Scott Tenant

Invor Bedessee (the 'Landlord') applied for an order to terminate the tenancy and evict Tyrone Scott (the 'Tenant') because:

- 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 requires possession of the rental unit in order to convert the unit to a non-residential use.

This application was heard by videoconference on January 9, 2023.

The Landlord, the Landlord's Legal Representative, Trevor Scheib, and the Tenant attended the hearing.

The application was amended to remove previous Tenant, Angela Cole, as she vacated the rental unit on or before May 31, 2022.

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, 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 **February 28, 2023**.
2. If the unit is not vacated on or before February 28, 2023, then starting March 1, 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 1, 2023.

**January 16, 2023**  
**Date Issued**

*Michael Di Salle*  
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Michael Di Salle  
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.