



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

**Citation:** 3073815 Canada Inc. v Hann, 2024 ONLTB 810

**Date:** 2024-01-03

**File Number:** LTB-L-059726-22

**In the matter of:** 3, 831 MAIN ST E  
HAMILTON ON L8M1L6

**Between:** 3073815 Canada Inc.

**And**

Tyler Hann  
Roberta Wilton

I hereby certify this is a  
true copy of an Order dated  
**JAN 03, 2024**  
Landlord and Tenant Board

Landlord

Tenants

3073815 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Tyler Hann and Roberta Wilton (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.

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 December 13, 2023.

The Landlord and their legal representative, Ashley Friel, and the Tenant, Tyler Hann, attended the hearing.


The parties before the Board consented to the following order. I was satisfied the parties understood the consequences of their consent. In particular, I was satisfied the Tenants understood the consequence of agreeing to terminate the tenancy. As such, the merits of the application were not before me. I endorsed the consent to terminate the tenancy pursuant to s.37(3) of the *Residential Tenancies Act, 2006*, S.O., 2006, c.17.

**It is ordered on consent that:**

- The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before December 31, 2023.
- If the unit is not vacated on or before December 31, 2023, then starting January 1, 2024, 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 January 1, 2024.
4. The Landlord collected a last month rent deposit of \$1,040 on December 1, 2019 which has been applied to the rent for December. The parties agree that no further amount is owing for the month of December 2023.
5. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before December 31, 2023, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2024 at 7.00% annually on the balance outstanding.
7. The Tenants will provide a copy of the key to the new lock on the rental unit by December 20, 2023.
8. The Tenants will not interfere with maintenance, including pest control, for the duration of the tenancy.

**January 3, 2024**  
**Date Issued**

  
Dawn Carr  
Member, Landlord and Tenants 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 July 1, 2024 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.