



Order under Section 69
Residential Tenancies Act, 2006

File Number: SOL-20050-21

In the matter of: A, 99 BEATRICE STREET
WELLAND ON L3B2Z2

Between: Stephanie Faris

and

Chloe Ernest
Dalton Kennedy

I hereby certify this is a
true copy of an Order dated

August 17, 2021

Landlord and Tenant Board

Landlord

Tenants

- [1] Stephanie Faris (the 'Landlord') applied for an order to terminate the tenancy and evict Dalton Kennedy and Chloe Ernest (the 'Tenants') because the Landlord intends to do major repairs or renovations to the rental unit.
- [2] The application was scheduled to be heard by video conference on July 28, 2021. The Landlord and the Tenants attended and were self-represented.
- [3] The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before September 1, 2021.
2. If the unit is not vacated on or before September 1, 2021, then starting September 2, 2021, 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 September 2, 2021.

4. The Tenants are exercising their right of first refusal and will return to the unit once the repairs are completed.
5. The Landlord is currently holding a last month rent deposit in the amount of \$775.00.



August 17, 2021
Date Issued

Joanne Lolato
Hearing Officer, Landlord and Tenant Board

Southern-RO
119 King Street West, 6th Floor
Hamilton ON L8P4Y7

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 expires on March 2, 2022 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.