



**Order under Section 78(6)  
Residential Tenancies Act, 2006**

**Citation:** Salus Ottawa v Karen Preston, 2023 ONLTB 35882

**Date:** 2023-05-12

**File Number:** LTB-L-076590-22

**In the matter of:** 204, 1490 CLEMENTINE BLVD  
OTTAWA ON K1H8E9

**Between:** Salus Ottawa  
Landlord

**And**

Karen Preston

Tenant

Salus Ottawa (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Preston (the 'Tenant') because the Tenant failed to meet a condition specified in the mediated settlement signed by the parties, order issued on February 1, 2022 with respect to application EAL-98087-21.

A hearing was held to consider this application. This application was heard by videoconference (VC#101) on April 26, 2023. Only the Landlord's agent Amanda Johnson and the Landlord's representative Michael Thiele attended the hearing.

As of 1:24 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. As a result, the hearing proceeded with only the Landlord's evidence.

**Determinations:**

1. Since the Landlord's L4 filing on January 13, 2023, the parties have mutually agreed to terminate the tenancy.

2. The Landlord submitted Form N11 agreement into evidence signed by the Tenant and the Landlord's agent Amanda Johnson on April 24, 2023, an agreement to terminate the tenancy effective June 30, 2023.

**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 June 30, 2023.

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2. If the unit is not vacated on or before June 30, 2023, then starting July 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 July 1, 2023.

**May 12, 2023**

**Date Issued**

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Alicia Johnson

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 expires on November 24, 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.

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