



Order under Section 69 88.2 Residential Tenancies Act, 2006

Citation: Olopade v Barraclough, 2024 ONLTB 52649

Date: 2024-07-19

File Number: LTB-L-032530-24

In the matter of: BASEMENT, 43 LEADEN HALL DR
EAST GWILLIMBURY ON L9N0R5

Between: Abiodun Olopade

And

Silvia Barraclough
Maria Domingues



Landlord

Tenants

Abiodun Olopade (the 'Landlord') applied for an order to terminate the tenancy and evict Silvia Barraclough and Maria Domingues (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on July 10, 2024.

The Landlord, the Tenant and the Tenants' representative Roz Bianchi attended the hearing.


At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy will terminate on January 12, 2025. The Tenants must move out of the rental unit on or before January 12, 2025.
2. The Landlord waives the rent for May 2024, currently in arrears, as compensation payable to the Tenants for termination of the tenancy.
3. Rent, except for the rent for May 2024, is to be paid by the Tenants until January 12, 2025.
4. The last month's rent deposit in the amount of \$1,950 shall be applied to rent for the last month of the tenancy. No interest shall be paid to the Tenants on the last month's rent deposit.

5. The Tenant may vacate the rental unit at any time prior to January 12, 2025, with or without notice to the Landlord, and the Landlord waives any claim to rent or daily compensation after the date on which the Tenants vacate the rental unit.
6. If the rental unit is not vacated on or before January 12, 2025, then starting January 13, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the rental unit to the Landlord on or after January 13, 2025.
6. The Tenants shall also pay the Landlord compensation of \$64.10 per day for the use of the rental unit starting January 13, 2025 until the date the Tenants move out of the rental unit.
7. The Landlord or the Tenants shall pay to the other any sum of money that is owing as a result of this order.

July 19, 2024
Date Issued



Jack Jamieson
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.

