



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-083167-23

In the matter of: 5 CARTIER COURT
WELLAND ON L3B1A3

Between: ROBERT O'BRIEN

And

ROBYN NEUFELD-BYKER
LAWRENCE BYKER

And

Kristen Bugala
Jane Doe
John Doe
All Other Occupants

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

OCT 03, 2024

Landlord and Tenant Board

Landlord

Tenant

Unauthorized Occupant

ROBERT O'BRIEN (the 'Landlord') applied for an order to terminate the tenancy of JANE DOE, JOHN DOE, ROBYN NEUFELD-BYKER, LAWRENCE BYKER (the 'Tenant') and evict Kristen Bugala, Jane and John Doe, and all other occupants (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on September 25, 2024.

The Landlord, the Landlord's Legal Representative, George Brown, and the Unauthorized Occupant, Kristen Bugala, attended the hearing. The Unauthorized Occupant spoke to TDC.

The parties requested an Order on Consent. I am satisfied the parties understood the consequence of this consent Order. The parties agreed as follows:

Agreed facts:

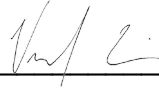
1. The rent is current as of the hearing date and there are no arrears.
2. The Unauthorized Occupant's name is to be amended to Kristen Bugala.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.

2. The Unauthorized Occupant shall move out of the rental unit on or before April 30, 2025.
3. If the unit is not vacated by April 30, 2025, then starting May 1, 2025, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after May 1, 2025.
5. The Unauthorized Occupant shall pay the Landlord compensation of \$78.90 per day for the use of the unit starting October 1, 2024 until the date the Unauthorized Occupant moves out of the unit.
6. The Landlord shall waive the rent for April 2025.

October 3, 2024
Date Issued



Vicky Liu
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 1, 2025 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.