



January 5, 2026

**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-074881-25

In the matter of: 3, 27 Simcoe St
Penetanguishene ON L9M1A8

Between: Robert S C Locke Landlord

And

Dustin Bullock Tenant
Karen Tkaczyk

Robert S C Locke (the 'Landlord') applied for an order to terminate the tenancy and evict Dustin Bullock and Karen Tkaczyk (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

This application was heard by videoconference on December 10, 2025.

The Landlord and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant will fix the damage to the bathroom window and bathroom door.
2. The Tenant will fix the peep hole on the main door and fix the kitchen cupboard.
3. The tenant will clean up the outside of the rental unit including the removal of bags and mattresses on or before December 13, 2025.
4. The tenancy between the Landlord and the Tenant is terminated as of February 28, 2026.

5. If the unit is not vacated on or before February 28, 2026, then starting March 01, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after March 01, 2026.
7. The Tenant shall also pay the filing fee of \$201.00.

The Tenant shall pay to the Landlord the amount set out in paragraph 7 in accordance with the following schedule:

Date Payment Due	Amount of Payment
December 19, 2025	\$100.00
January 31, 2026	\$101.00

8. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

Jennifer Buckminster
Hearings Officer, 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.

