



**Order under Section 30, 31 and 57  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-010667-24/ LTB-T-010689-24/ LTB-T-010692-24

**In the matter of:** A, 24 POAT ST  
WALLACEBURG ON N8A3G4

**Between:** Matthew Schaub Tenant

**And**

Donald Veenstra Landlord

Matthew Schaub (the 'Tenant') applied for an order determining that Donald Veenstra (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- gave a notice of termination in bad faith.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on December 18, 2025.

The Landlord, the Landlord's representative, Preston Haynes, the Tenant's representative, Kristen Jarvis, and the Tenant attended the hearing.

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

**Agreed facts:**

1. This order is a global resolution of all issues related to the tenancy.

**It is ordered on consent that:**

1. The Landlord shall pay the Tenant \$1,000.00 by December 22, 2025, via e-transfer.
2. If the Landlord does not pay the Tenant the full amount owing on or before December 22, 2025, the Landlord will start to owe interest. This will be simple interest calculated from December 23, 2025, at 4.00% annually on the balance outstanding.

**January 8, 2026**  
**Date Issued**

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Vishal Nanda

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.