



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

File Number: LTB-L-054193-25

In the matter of: 1, 158 EUPHEMIA ST N
SARNIA ON N7T6A3

Between: Gheorghe Stan Landlord

And

Rachel Van Landuyt Tenant

Gheorghe Stan (the 'Landlord') applied for an order to terminate the tenancy and evict Rachel Van Landuyt (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

Gheorghe Stan (the 'Landlord') also applied for an order requiring Rachel Van Landuyt (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on October 22, 2025.

The Landlord Gheorghe Stan, Landlord's Legal Representative Matthew Alexander, Tenant Rachel Van Landuyt, and the Tenant's Legal Representative Melissa Bradley attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Tenant shall replace the stove within 30 days.
2. The Tenant shall pay to the Landlord \$150.00 within 30 days by electronic funds transfer for an interior door replacement.
3. The Tenant shall return to the Landlord the Co2 and fire detectors to be reinstalled withing 10 days.

4. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fails to adhere to the requirements paragraphs 1, 2 and 3 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

January 13, 2026
Date Issued

Kyle Anderson

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.