



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-101694-25-SA

In the matter of: 8A, 362 SHANTY BAY RD
BARRIE ON L4M1E7

Between: Centurion Property Associates Inc Landlord

And

Daniel Calvano Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Calvano (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on October 10, 2025 with respect to application LTB-L-041019-25.

The Landlord's application was resolved by order LTB-L-101694-25, issued on December 5, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-101694-25.

This motion was heard by videoconference on January 14, 2026.

The Landlord's legal representative, Robert Rose, and the Tenant's legal representative, Adam Baird, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The motion to set aside order LTB-L-101694-25 issued on December 5, 2025, is granted. The order cannot be enforced.
2. The previous order issued on October 10, 2025, with respect to LTB-L-041019-25 is cancelled and replaced with the following.
3. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026.
4. If the Tenant wishes to end the tenancy earlier than March 31, 2026, the Tenant may do so upon providing 10 days written notice to the Landlord.

5. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.

January 20, 2026
Date Issued

Melissa Anjema
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 October 1, 2026 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.