



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

File Number: LTB-L-091670-25

In the matter of: B - Lower, 50 GRIER ST
BELLEVILLE ON K8P3A1

Between: Scott Hineman
Tina Hineman Landlords

And

Shaden Dehaan Tenant

Scott Hineman and Tina Hineman (the 'Landlords') applied for an order to terminate the tenancy and evict Shaden Dehaan (the 'Tenant') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

The application was heard by videoconference on January 12, 2026. The Landlord Tina Hineman and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The Landlords agree to provide the Tenant with a letter outlining who and where rent arrears can be paid. This letter will be sent by mail or put in the Tenant's mailbox.
2. The lawful rent is \$1,058.10. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$34.79. This amount is calculated as follows: \$1,058.10 x 12, divided by 365 days.
4. The Landlord collected a rent deposit of \$1,058.10 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit, in the amount of \$156.66 is owing to the Tenant for the period from January 12, 2018 to January 12, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before January 31, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlords owe on the rent deposit is \$1,214.76. However, the Landlords are authorized to deduct from the amount owing to the Tenant \$34.79 per day for compensation for the use of the unit starting January 13, 2026 until the date the Tenant moves out of the unit.
3. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
4. If the unit is not vacated on or before January 31, 2026, then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 February 1, 2026.

January 23, 2026
Date Issued

Sandra Sabourin
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 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.