



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

File Number: LTB-L-016932-25-SA2
LTB-L-033569-25-SA

In the matter of: 17 SUTTON DR
GODERICH ON N7A 3Y3

Between: Parkbridge Lifestyle Communities Inc. Landlord

and

Don Elliott Tenant

LTB-L-016932-25

Parkbridge Lifestyle Communities Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Don Elliott (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 12, 2024 with respect to application LTB-L-038587-24.

The Landlord's application was resolved by order LTB-L-016932-25 issued on March 12, 2025. That order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-016932-25.

The motion was resolved by order LTB-L-016932-25-SA issued on June 4, 2025. The Tenant's motion was dismissed as abandoned because he was absent from the hearing. The Tenant filed a request to review order LTB-L-016932-25-SA. That request was granted in order LTB-L-016932-25-SA-RV-IN2 issued on July 14, 2025. As a result, order LTB-L-016932-25-SA was cancelled and a new hearing was scheduled for the Tenant's motion to set aside order LTB-L-016932-25 issued on March 12, 2025 and by order LTB-L-033569-25 issued on May 1, 2025

LTB-L-033569-25

Parkbridge Lifestyle Communities Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Don Elliott (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on December 12, 2024, with respect to application LTB-L-038587-24.

The Landlord's application was resolved by order LTB-L-033569-25 issued on May 1, 2025. That order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-033569-25.

These two proceedings were consolidated and a hearing for both motions was scheduled for January 21, 2026 by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenant's motions. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Denise Hannivan to assist in finalizing the terms and issuing the requested order.

The Landlord's Representative Kevin Kok, the Landlord's Agent Kelsey Cannon, and the Tenant's Representative Danielle Kimmel were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- 1) The Landlord consents to the Tenant's motions to set aside orders LTB-L-016932-25 and LTB-L-033569-25.
- 2) The tenancy between the Landlord and the Tenant is terminated.

It is ordered on consent of the parties that:

1. The motion to set aside order LTB-L-016932-25 issued on March 12, 2025 is granted. That order is set aside and cannot be enforced.
2. The motion to set aside order LTB-L-033569-25 issued on May 1, 2025 is granted. That order is set aside and cannot be enforced.
3. The previous order issued on December 12, 2024 with respect to LTB-L-038587-24 is canceled and replaced by this order.
4. The tenancy between the Landlord and the Tenant is terminated. **The Tenant shall vacate the unit on or before February 6, 2026.**

5. If the unit is not vacated on or before February 6, 2026, then starting February 7, 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 February 7, 2026.
7. This order on consent is in full and final settlement of these applications.

January 26, 2026
Date Issued

Denise Hannivan
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 expires on September 5, 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.