



January 28, 2026

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

File Number: LTB-L-079146-25

In the matter of: 2 (Upper Floor), 26 RYKERT ST
ST CATHARINES ON L2S1Y9

Between: Shane Di Salvo Landlord

And

Megan Irving Tenants
Nicholus Hill

Shane Di Salvo (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Irving and Nicholus Hill (the 'Tenant') because:

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

This application was heard by videoconference on January 19, 2026.

The Landlord and the Tenants attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Landlord has compensated the Tenants an amount equal to one month's rent by October 31, 2025.
2. Based on the monthly rent, the daily compensation is \$37.47. This amount is calculated as follows: \$1,139.80 x 12, divided by 365 days.
3. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.

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.
6. The Tenants shall also pay the Landlord compensation of \$37.47 per day for the use of the unit starting February 1, 2026, until the date the Tenants move out of the unit.

January 28, 2026
Date Issued

Jennifer Buckminster
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.