



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

File Number: LTB-L-045672-25

In the matter of: UPPER, 11 CORONATION BLVD
ST CATHARINES ON L2S 2T9

Between: John Caicedo Landlord
Alejandra Guevara

And

Steven Michael Grandchamp Tenant

John Caicedo and Alejandra Guevara (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Michael Grandchamp and Ridvana Bikic (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.

The application was scheduled to be heard by video conference on January 21, 2026. Before the start of the hearing, the Landlord's Representative, Paralegal, Brenda Guardado, the Landlords, John Caicedo and Alejandra Guevara, and the Tenant, Steven Michael Grandchamp, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The parties agreed to remove Ridvana Bikic as a Tenant.
2. The parties have agreed to resolve the issues in this application by terminating the tenancy as of April 30, 2026.
3. The Tenant was still in possession of the rental unit on the date the application was filed.
4. The Landlord has compensated the Tenant an amount equal to one month's rent on July 27, 2025.

5. Based on the monthly rent, the daily compensation is \$64.50. This amount is calculated as follows: \$1,962.00 x 12 months, divided by 365 days.
6. The Landlord collected a rent deposit of \$1,800.00 from the Tenant and the deposit will be applied to the last month of the tenancy.
7. Interest on the rent deposit, in the amount of \$152.39 is owing to the Tenant for the period from October 28, 2020, to March 31, 2026.
8. The last's month's rent deposit, \$1,800.00 and the accrued interest, \$152.39, will be applied to the last month of the tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. The Tenant can choose to end the tenancy at any time by providing the Landlord with 10 days written advance notice.
3. The Landlord shall reimburse to the Tenant any pre-paid rent on a per diem basis should the Tenant void the tenancy prior the tenancy termination date.
4. The Tenant shall pay the Landlord compensation of \$64.50 per day for the use of the unit starting May 1, 2026, until the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord the lawful monthly rent in full and on time on or before the first day of each month starting February 1, 2026, through to and including March 1, 2026.
6. The last month's rent deposit (\$1800.00), and the interested accrued on the last month's rent from October 28, 2020, to April 30, 2026 (\$132.39) shall be applied to the last month of the tenancy, and the remaining balance shall be paid to the Landlord by the Tenant on or before April 1, 2026.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

8. 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 30, 2026.

February 2, 2026
Date Issued

Pauline Brewster
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 November 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.