



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-080978-25

In the matter of: 1, 65 COLBORNE ST S
SIMCOE ON N3Y4H4

Between: Al Wielinga Landlord
Glenda Wielinga

And

James A Anderson Tenant

Al Wielinga and Glenda Wielinga (the 'Landlord') applied for an order to terminate the tenancy and evict James A Anderson (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 to be heard by videoconference on January 26, 2026. The Landlord's representative, Devon Glowka, the Landlords, Al Wielinga and, Glenda Wielinga, the Tenant's representative, Ayesha Ashraf, and the Tenant, James A. Anderson, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord has compensated the Tenant an amount equal to one month's rent by November 30, 2025
3. The Landlord collected a rent deposit of \$766.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$21.71 is owing to the Tenant for the period from November 30, 2024 to January 24, 2026 the date of the hearing.

4. Based on the monthly rent, the daily compensation is \$22.19. This amount is calculated as follows:
monthly rent x 12 months x 52, divided by 365 days.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the amount the Landlord is entitled to by \$(787.71).
3. The Tenant shall also pay the Landlord compensation of \$22.19 per day for the use of the unit starting January 27, 2026 to the date the Tenant moves out of the unit.
4. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.

January 29, 2026
Date Issued

John Russett
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 January 1, 2027 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.