



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-093185-25

In the matter of: 42 FIELDSTONE PL
Chatham, ON, N7L5N1

Between: Antonio Franklin Landlord

and

Brendon Dittmer Tenants
Charity Landry

- [1] Antonio Franklin (the 'Landlord') applied for an order to terminate the tenancy and evict Brendon Dittmer and Charity Landry (the 'Tenants') because the Landlord requires possession of the rental unit for the purpose of residential occupation. The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.
- [2] The application was scheduled to be heard by video conference on January 28, 2026. The Landlord was present and represented by licensed paralegal John Rennie. The Tenants was present and also assisted by Tenant Duty Counsel, Kimberly Binder.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective June 30, 2026. The Tenants must vacate the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 01, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. 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 01, 2026.
4. If the unit is not vacated by June 30, 2026, the Tenants shall pay to the Landlord \$72.45 per day for compensation for use of the unit starting July 01, 2026 to the date the Tenants vacate the unit.
5. The Landlord shall pay to the Tenants \$500.00 in relation to the key deposit by no later than February 15, 2026.
6. The Landlord shall apply the last month rent deposit towards the rent due for the month of June 2026.
7. The Landlord shall apply the interest owing in the amount of \$198.75 towards the rent due for the month of May 2026.

February 04, 2026

Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio

Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on January 01, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.