



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

File Number: LTB-L-086490-25

In the matter of: 1, 353 TALBOT ST
ST THOMAS ON N5P1B7

Between: Bonyan LTD Landlord

And

Samuel Heathorn Tenant

Bonyan LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Samuel Heathorn (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 3, 2026.

The Landlord's legal representative Susana Pereira, the Landlord Nezar Abdel-Hamid, and the Tenant Samuel Heathorn attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The application is amended to remove Canadian Mental Health Association and Sandy Dobaczewski as Tenants.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 1, 2026.

February 6, 2026

Date Issued

Kyle McGraw

Member, 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 October 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.