



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093174-25

In the matter of: Lower, 80 RYANS WAY
WATERDOWN ON L8B0H3

Between: NANCY MARGARET MCNABB Landlord

And

Matthew Christopher Zahn Tenant

NANCY MARGARET MCNABB (the 'Landlord') applied for an order to terminate the tenancy and evict Matthew Christopher Zahn (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 29, 2026. Before the start of the hearing the Landlord's Representative, Lisa Barder, the Landlord, Nancy Margaret McNabb, the Tenant's Representative, Sidney Sheridan, and the Tenant, Matthew Christopher Zahn, advised that the parties had reached an agreement.

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

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to provide a letter of good standing on or before February 15, 2026.
2. The Landlord has already compensated the Tenants with one months' rent.

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 May 1, 2026.
2. The Landlord will waive rent for February and March 2026, as a full and final resolution to all issues related to this tenancy.

3. If the unit is not vacated on or before May 1, 2026, then starting May 2, 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 May 2, 2026.

February 17, 2026

Date Issued

Sumathi Dhanapal

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 2, 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.