



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092949-25

In the matter of: 3, 23 GRIFFITH ST
WELLAND ON L3B4G5

Between: Varghese Xavier
Manoj Abraham
Elias Peter

Landlords

And

Jenna Lynn Penny
Shane Ryan Brendan

Tenants

Varghese Xavier, Manoj Abraham and Elias Peter (the 'Landlords') applied for an order to terminate the tenancy and evict Jenna Lynn Penny and Shane Ryan Brendan (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

Varghese Xavier, Manoj Abraham and Elias Peter (the 'Landlords') also applied for an order requiring Jenna Lynn Penny and Shane Ryan Brendan (the 'Tenants') to pay the Landlords' reasonable out-of-pocket costs the Landlords have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex. This application was heard by videoconference on February 12, 2026.

The Landlords' legal representative Samila Waslat, the Landlords, and the Tenants 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 tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords 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 Landlords on or after April 1, 2026.
4. The Landlords waive entitlement to the claim for compensation for damage in the application which totals \$10,121.28.
5. This resolves all issues raised in the Landlords' application.

February 20, 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.