



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

File Number: LTB-L-095052-25

In the matter of: Main Floor, 20 Eastman Ave
London ON N5W2M2

Between: Douglas VanSchaik Landlord

And

Robert Abel Tenants
Barbara Abel

Douglas VanSchaik (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Abel and Barbara Abel (the 'Tenants') 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 Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 17, 2026.

The Landlord, the Landlord's agent and sister-in-law, Kim VanSchaik, and both Tenants attended the hearing.

After much deliberation and consideration of the evidence before me, the parties then requested an order on consent. I am satisfied the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Tenants are still in possession of the rental unit as of the hearing date.
2. The Landlord paid the Tenants the required one month's rent of compensation in the amount of \$1,880.00 by the November 30, 2025 termination date set out in the N12 Notice of Termination.
3. The parties agreed to mutually resolve the issues in the application on consent and requested to amend the application to an agreement to terminate the tenancy for August 31, 2026.

4. The Tenant agreed that they would pay their ongoing rent to the Landlord until the last month of their tenancy. If the Tenants do not pay as required, the Landlord may file an application with the Board for non-payment of rent prior to the Tenants vacating the rental unit.
5. There is a last month's rent on deposit in the amount of \$1,880.00 that was collected on January 15, 2024 and this amount shall be applied to the last month of the tenancy.
6. The application is amended to include an L3 application for an agreement to terminate the tenancy on August 31, 2026 based on the parties mutual consent.
7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until August 31, 2026 pursuant to subsection 83(1)(b) of the Act.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 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 September 1, 2026.

February 23, 2026
Date Issued

Terri van Huisstede
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 March 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.