



February 20, 2026

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

File Number: LTB-L-087444-25

In the matter of: 2, 225 CHATHAM ST N
BLENHEIM ON N0P1A0

Between: STEVE VAN ELDIK Landlord
GREGORY DENNIS

And

SHANNON CLAPP Tenant

STEVE VAN ELDIK and GREGORY DENNIS (the 'Landlord') applied for an order to terminate the tenancy and evict SHANNON CLAPP (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 February 9, 2026. The Landlords Legal Representative Audrey Skinner and the Tenant was assisted by TDC Jeff Wilkins at the hearing.

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

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

All payments will be made in certified funds.

It is ordered on consent that:

1. The Tenancy will terminate effective March 31, 2026, the Tenant will return the keys to the Landlord on March 31, 2026.

2. The Landlord will refund February rent paid in the amount of \$780.75 to the Tenant upon vacant possession of the rental unit
3. The Tenant will live rent free for the month of March 2026.
4. The Landlord will refund the Last months rent deposit to the tenant of \$780.75 upon vacant possession of the rental unit.
5. The Landlord is to make 2 lump sum payments of \$4500.00 to the Tenant. The first payment will be made to the Tenant on or before March 3, 2026
6. Second payment of \$4500.00 shall be made to the Tenant upon vacant possession of the rental unit.
7. The Landlord will supply a letter of reference on or before March 3, 2026
8. If the Tenant fails to vacate the rental unit in accordance with this consent order, any monies paid to the Tenant by the Landlord and any refunds owing are forfeited by the Tenant.
9. The parties agree the Landlord shall conduct a move out inspection of the rental unit on or before March 31, 2026, at a time agreed upon between both parties prior to the Tenant's move out date.
10. The Tenant will provide proof of utilities being paid up to date on or before March 31, 2026, to the Landlord.
11. The Tenant will return the compensation cheque received from the Landlord on or before March 3, 2026, without having executed the instrument.
12. This consent order resolves all issues between the Landlord and the Tenant.
13. 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.
14. 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.
15. 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 20, 2026

Date Issued

Jennifer Buckminster

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.

