



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-107375-25

In the matter of: 12, 207 ROSS ST
ST THOMAS, ON, N5R3Y3

Between: CMHA Thames Valley Landlord

and

James Bennie Tenant

- [1] CMHA Thames Valley (the 'Landlord') applied for an order to terminate the tenancy and evict James Bennie (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person.
- [2] On February 27, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of Dispute Resolution Officer (DRO) Nick Vescio. The Landlord's representative, Thomas Schoenleber and the Tenant participated by phone.
- [3] The parties agreed to the following:
 - a. The parties agreed to amend the Landlord's application and amend the rental unit address as stated on the application to 12, 207 ROSS ST, ST THOMAS, ON, N5R3Y3
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective May 29, 2026. The Tenant must vacate the rental unit on or before May 29, 2026.

2. If the unit is not vacated on or before May 29, 2026, then starting May 30, 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 May 30, 2026.
4. If the unit is not vacated by May 29, 2026, the Tenant shall pay to the Landlord \$18.28 per day for compensation for use of the unit starting May 30, 2026 to the date the Tenant vacates the unit.

March 04, 2026

Date Issued

Nick Vescio

Hearing Officer, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on November 30, 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.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.