



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103492-25-AM

In the matter of: 2, 30 WOODS ST
CHATHAM ON N7L3R1

Between: GREGORY J DAVENPORT Landlord
CHRISTINE DAVENPORT

And

ANDREW ROUND Tenant

This amended order is issued to correct a clerical error in the original order issued on February 2, 2026. The amendments have been bolded and underlined for easy reference. The rest of the order remains unchanged.

GREGORY J DAVENPORT and CHRISTINE DAVENPORT (the 'Landlord') applied for an order to terminate the tenancy and evict ANDREW ROUND (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

GREGORY J DAVENPORT and CHRISTINE DAVENPORT (the 'Landlord') also applied for an order requiring ANDREW ROUND (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Prior to the videoconference hearing on January 26, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Audrey Skinner, the Landlord, the Tenant's support person, Ashely Round, and the Tenant participated in the mediation. Tenant Duty Counsel, Jeff Wilkins, also participated in the mediation to assist the Tenant.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Landlord does not owe the Tenant interest on the Last Month Rent deposit.

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 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

Additional Terms

4. For the duration of the tenancy, the Tenant shall not:
 - a. Smoke any cigarettes or marijuana, within the unit nor the residential complex.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant before the moveout date indicated in paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
6. The Tenant shall also pay to the Landlord **\$1186.00, which represents \$1000.00 in damages and \$186.00** for the cost of filing the application.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 27, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026

Date Issued

Monica Dairo

Hearings Officer, Landlord and Tenant Board

March 9, 2026

Date Order Amended

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 December 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.