



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

**File Number:** LTB-L-089426-25

**In the matter of:** 2, 6256 BARKER ST  
NIAGARA FALLS ON L2G1Y7

**Between:** 3 Gen-Development Inc c/o Extreme Property Management Landlord

**And**

SHAWN VANT Tenant

3 Gen-Development Inc c/o Extreme Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict SHAWN VANT (the 'Tenant') because:

- 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.

3 Gen-Development Inc c/o Extreme Property Management (the 'Landlord') also applied for an order requiring SHAWN VANT (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.

This application was heard by videoconference on February 4, 2026.

The Landlord's Legal Representative, Adam Hamdani, and the Tenant attended the hearing.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
2. The Tenant has paid the Landlord \$892.72 for the damages being sought and \$186.00 for the cost of filing the application.
3. The Tenant shall ensure that they and their guests and roommates do not damage the rental unit or residential complex for a period 12 months from the hearing date.

4. If the Tenant fails to comply with the conditions set out in paragraph 3 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. 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.

**March 18, 2026**  
**Date Issued**

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Samantha Greaves  
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.