



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

**File Number:** LTB-L-000899-26

**In the matter of:** 105, 207 LISGAR AVE  
TILLSONBURG ON N4G3L5

**Between:** Williams & McDaniel Property Management Landlord

**And**

Ashley Jacob Geisel Tenant

Williams & McDaniel Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict David Geisel and Ashley Jacob Geisel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

The Landlord also claimed charges related to NSF cheques

This application was heard by videoconference on March 16, 2026.

The Landlords representative Mr. Kelly and the Tenant attended the hearing.

**Agreed Facts:**

1. The parties consent to have David Geisel removed as a named Tenant. Mr. Geisel is deceased.

**On consent it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
  - \$7,566.00 if the payment is made on or before March 28, 2026.
3. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 28, 2026.**

4. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,741.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application and unpaid NSF charges. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
5. The Tenant shall also pay the Landlord compensation of \$60.00 per day for the use of the unit starting March 29, 2026, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 29, 2026 at 4.00% annually on the balance outstanding.
7. If the unit is not vacated on or before March 28, 2026, then starting March 29, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 March 29, 2026.

**Date Issued**

March 17, 2026

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 29, 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.

