



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

**File Number:** LTB-L-100551-25

**In the matter of:** 2, 283 10th Street East  
Owen Sound ON N4K1S4

**Between:** Presta Holdings Corp Landlord

**And**

Daniel Nanninga Tenant  
Victoria Swailes

Presta Holdings Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Nanninga and Victoria Swailes (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on March 18, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Jonathan Harris, and the Tenant participated in the mediation. The Tenant, Daniel Nanninga, represented the interests of Victoria Swailes, who did not attend the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation

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. There is a Last Month Rent deposit of \$1550.00, which was collected on October 1, 2024.
- B. The Last Month Rent deposit is to be used on the last month of the tenancy.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 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 May 1, 2026.

**March 23, 2026**  
**Date Issued**

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Monica Dairo  
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 October 4, 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.