



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-041327-24

In the matter of: 122 DALEGROVE DR
KITCHENER ON N2M2G5

Between: Darcy Vander pryt
Kyle Hickinbottom Tenant
Trent-James Schelle

And

Hendrick Geesink Landlord
Sonia Geesink

Darcy Vander pryt and Kyle Hickinbottom (the 'Tenants') applied for an order determining that Hendrick Geesink and Sonia Geesink (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. The Tenants also applied for an order determining that Hendrick Geesink and Sonia Geesink (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on March 25, 2026.

The Tenants, the Tenants' representative Timothy Ellis, and the Landlords, and the Landlords' representative Barette Beaudoin attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. Trent-James Schelle is added as a Tenant party.
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026. This termination is non-voidable.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

4. 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 July 1, 2026.
5. The Landlords shall pay \$7,107.48 to the Tenants by bank draft payable to Kyle Hickinbottom on or before the termination date or the date when vacant possession of the unit is provided by the Tenants.
6. The Landlords shall waive rental payments by the Tenants for the rental unit in the amount of \$2,369.16 per month for the months of April, May and June 2026.
7. The Tenants shall leave the rental unit in a reasonable state of cleanliness, broom swept condition, when they vacate the unit.
8. The Tenants shall not damage the rental unit.
9. The Tenants will not interfere with showings of the rental unit to prospective tenants when provided with 24 hours notice by the Landlords.
10. The Landlords shall provide a reference letter for the Tenants to the Tenants' legal representative on or before April 10, 2026.

April 2, 2026
Date Issued

Stephanie Ball

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on January 1, 2027 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.

