



## **Order under Section 31 Residential Tenancies Act, 2006**

**File Number:** LTB-T-003524-25

**In the matter of:** 2875 THORNTON ROAD NORTH  
OSHAWA ON L1H0T5

**Between:** Randy Chupa Tenant

**And**

407AT7 Centre Inc. Landlord

Randy Chupa (the 'Tenant') applied for an order determining that 407AT7 Centre Inc. (the 'Landlord') did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

An Adjudicative Case Conference was held by videoconference on March 26, 2026.

The Tenant and the Landlord's Legal Representative, John Annen, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**It is ordered on consent that:**

1. On April 1, 2026 commencing at 10:00 a.m. and until 2:00 p.m., the Tenant and the Landlord's representative shall attend at the rental unit so that the Tenant may retrieve their belongings left in the unit.
2. The Tenant agrees to pay to the Landlord representative \$100.00 towards the cost of a contractor to remove the plywood from the entrance to the rental unit.
3. Should the Landlord deny access to the rental unit on April 1, 2026 and for the time period listed above, the Tenant reserves the right to file a request with the LTB to reopen the T2 application.

**March 31, 2026**  
**Date Issued**

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Susan Priest  
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.