



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-069219-25

In the matter of: B, 5 Priddle Drive
Langton ON N0E1G0

Between: Jake Butchart Tenant

And

Apr 10, 2026

Sheldon Priddle
Judy Elliott
David Priddle
Susan Belanger

Landlords

Jake Butchart (the 'Tenant') applied for an order determining that Sheldon Priddle, Judy Elliott, David Priddle and Susan Belanger (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

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

The Tenant and the second and fourth named Landlords and the Landlords' legal representative Nathan Kolomaya attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied that parties understood the consequences of the consent. Specifically, I was satisfied the Tenant understood their tenancy will end.

It is agreed that:

1. The application is amended to include additional Landlords parties.
2. The Tenant is in arrears of rent since January 26, 2026.
3. The Landlords have not served an N4 Notice of Termination related to the arrears.
4. The Landlords will waive arrears of rent owing by the Tenant.
5. The Landlords will waive rent owing to the date the tenancy terminates, July 31, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 31, 2026. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Landlord shall waive rent arrears owing by the Tenant.
5. The Landlord shall waive the rent to the date the tenancy terminates, July 31, 2026.
6. Pursuant to the agreement of the parties, this resolves all matters to the date of the ACC.

April 10, 2026

Date Issued

Dana Wren

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 Tenant expires on February 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.