



Order under Section 31 Residential Tenancies Act, 2006

Citation: West v London Property Corp., 2026 ONLTB 35143

Date: 2026-05-06

File Number: LTB-T-064306-25

In the matter of: 3, 323 WHARNCLIFFE RD N
LONDON ON N6G1E1

Between: Dax West
Liam Schultz
Tenants

And

London Property Corp.
Landlord

Dax West and Liam Schultz (the 'Tenants') applied for an order determining that London Property Corp. (the 'Landlord'):

- entered the rental unit illegally.

This application was heard by videoconference on April 29, 2026.

The Landlord's Dagent, Chris Bunting, the Landlord's Legal Representative, Jeff Shabes, and the Tenants attended the hearing. The Tenants requested to speak to Tenant Duty Counsel prior to the start of this proceeding, however Duty Counsel was not available.

At the hearing, the parties consented to the following order, I was satisfied that the parties understood the consequences of their respective consent as reflected in the order below.

It is ordered on consent that:

1. Barring an emergency, the Landlord, the Landlord's Agents and or employees shall not enter the Tenants' rental unit without proper notice pursuant to the *Residential Tenancies Act*, 2006.

May 6, 2026
Date Issued

Panagiotis P. Roupas
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.

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