



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-077783-25

In the matter of: 87 Optimist Drive
St. Thomas Ontario N5P0G3

Between: Tarlochan Singh Landlord

And

Dave Nadeau Tenant

Tarlochan Singh (the 'Landlord') applied for an order to terminate the tenancy of Shane Tryon and Callista Tryon (the 'Tenants') and evict Dave Nadeau (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent.

This application was scheduled to be heard by videoconference on April 23, 2026.

The Landlord, represented by Gurvinder Singh and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

The parties agreed that:

1. Shane Tyron and Callista Tyron are removed as parties to this application.
2. The Landlord, Tarlochan Singh, will not sell or transfer his shares of the property at 87 Optimist Dr. St. Thomas, Ontario unless or until all payments owed to David Nadeau have been made in full. However, the Landlord may rent the property.
3. The Landlord shall pay the Tenant \$16,000.00. This amount shall be paid in accordance with the following schedule:
 - a. \$2,000.00 on or before April 12, 2026.
 - b. \$2,000.00 on or before May 1, 2026, or upon vacant possession of the unit, whichever comes first
 - c. \$1,000.00 on or before the 1st of the month for 12 months commencing on June 1, 2026, up to and including May 1, 2027.

4. Any legal proceedings against Tyron Asset Management can be brought by either party.
5. If the Landlord, Tarlochan Singh, receives any payments from Tyron Asset Management, the Tenant, Dave Nadeau shall receive the balance of the payment owing in paragraph 2 in full before the payment dates.
6. If any payment outlined in paragraph 3(a), (b) or (c) of this order is missed, that payment will incur a penalty of \$250.00. This amount will be added to the missed payment.
7. If any payment remains unpaid for more than 10 days, the entire remaining balance shall immediately become due and payable.
8. The Tenant shall retain the right to seek enforcement of the payment terms through the appropriate legal process should the Landlord fail to comply with the payment schedule.
9. If the Tenant must take the Landlord to court for nonpayment, as outlined in paragraph 3(a), (b) or (c) of this order, the Landlord will cover all court and legal fees.

On consent, it is ordered that:

1. The Tenants, Shane Tyron and Callista Tyron are removed as parties to this application.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 1, 2026.
3. If the unit is not vacated by May 1, 2026, then starting May 2, 2026, the Landlord may file this order with the Court Enforcement Office (the 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 after May 1, 2026.

May 12, 2026
Date Issued

Cheryl Lavoie
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 expires on November 2, 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.