



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

File Number: LTB-T-035356-26

In the matter of: 3, 27 OAK ST
KITCHENER ON N2G1L4

Between: Aaron Zachary Yallop Tenant

And

George Kanellis Landlord

Aaron Zachary Yallop (the 'Tenant') applied for an order determining that George Kanellis (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

This application was heard by videoconference on May 15, 2026.

The Landlord and the Tenant attended the hearing. Parties requested the order below on consent. Parties agree that the Landlord shall comply with paragraph 4 below by making the Tenant's belongings available to him between noon and 3pm either on May 15th, 2026 or on May 19th, 2026.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,000.00.
2. The Landlord shall pay the Tenant the full amount owing by May 19, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by May 19, 2026, the Landlord will owe interest. This will be simple interest calculated from May 20, 2026 at 4.00% annually on the balance outstanding.
4. The Landlord shall return to the Tenant property that is in the possession or control of the Landlord by May 19, 2026.

May 20, 2026

Date Issued

Vladimir Nikitin

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.