



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-094820-25

In the matter of: 3, 75 O'NEIL ST
CHATHAM ON N7M3A4

Between: Tylor Ellison Tenant

And

Karen Sinclair Landlord

Tylor Ellison (the 'Tenant') applied for an order determining that Karen Sinclair (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on June 8, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on June 30, 2026. The Tenant must move out of the rental unit on or before June 30, 2026.
2. The Landlord shall pay to the Tenant \$1,700.00 upon the Tenant providing vacant possession of the rental unit to the Landlord. The Tenant shall return the keys to the Landlord, remove his personal belongings from the rental unit, and leave the rental unit in a clean broom swept condition.
3. If the Landlord does not pay the Tenant the full amount owing by June 30, 2026 upon the Tenant providing vacant possession to the Landlord, the Landlord will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. 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 July 1, 2026.
6. This resolves all issues in the application and all issues in the tenancy up to the date of the hearing.

June 12, 2026
Date Issued

Paula West Oreskovich
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.