



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023315-26

In the matter of: 3006, 19 GRAND TRUNK CRES
Oshawa ON M5J 3A3

Between: Rehan Abid Landlord

And

Matthys Van Staalduinen Tenant

Rehan Abid (the 'Landlord') applied for an order to terminate the tenancy and evict Matthys Van Staalduinen and Kevin Alexander Wong (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on June 3, 2026. The Landlord, Rehan Abid, and the Tenant, Matthys Van Staalduinen, attended the hearing. The Tenant did not seek legal advice prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to remove Kevin Alexander Wong as a Tenant.
2. The parties have agreed to resolve the issues in this application by terminating the tenancy on June 21, 2026.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. Based on the monthly rent, the daily compensation is \$85.94. This amount is calculated as follows: \$2,614.00 x 12 months, divided by 365 days.
5. The Landlord collected a rent deposit of \$2,400.00 from the Tenant.
6. Interest on the rent deposit, in the amount of \$199.45 is owing to the Tenant for the period from March 8, 2021, to June 21, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **June 21, 2026**.
2. The Landlord shall pay compensation to the Tenant an amount equal to one month's rent on or before June 12, 2026.
3. The last month's rent deposit (\$2,400.00), and the interest accrued on the last month's rent from March 8, 2021, to June 21, 2026 (\$199.45) shall be applied to the last month of the tenancy, and the remaining balance shall be paid to the Landlord by the Tenant on or before June 12, 2026.
4. If the Landlord does not pay the Tenant the full amount owing on or before June 12, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.
5. The Tenant shall pay the Landlord compensation of \$85.94 per day for the use of the unit starting June 22, 2026, until the date the Tenant moves out of the unit.
6. If the unit is not vacated on or before June 21, 2026, then starting June 22, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

June 17, 2026
Date Issued

Pauline Brewster
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.