



**Order under Section 9(2)
Residential Tenancies Act, 2006**

File Number: LTB-T-099017-25

In the matter of: 368 John Street
Neustadt Ontario N0G2M0

Between: George Rose Tenant

And

Danny Forsyth Landlord
5015685 Ontario Limited

George Rose (the 'Tenant') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

Prior to the videoconference hearing on June 17, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Justin Darroch, the Landlord, Danny Forsyth, the Tenant's Representative, Janet van Oordt, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

Regarding the A1

- A. The Tenant is no longer seeking a declaration of whether the Act applies and the parties agree, pursuant to section 37 of the Act, to terminate the tenancy.

Regarding the termination of the tenancy

- B. The Tenant is to vacate the caretaker's suite in 368 John Street, Neustadt on or before June 30, 2026.

Regarding the Tenant's remaining belongings on the residential property after June 30, 2026

- C. The Tenant is to remove all items as per the list under Schedule A from 368 John Street, Neustadt on or before June 30, 2026. This list was provided by the Landlord to the Tenant and the Tenant acknowledges that he has access to the list of Schedule A.

- D. The following four items under the list of Schedule A are exempt from being removed by the Tenant on or before June 30, 2026:
- the fork lift;
 - the flat bed trailer;
 - and two enclosed trailers.
- E. The Tenant is permitted to park the forklift, the flat bed trailer, and the two enclosed trailers in the designated parking spots in the rear of the property, until 9:00 PM on July 9, 2026.
- F. If the Tenant complies with terms B, C and D under these Agreed Facts, then the Landlord will make available half of the Tenant's belongings under the list of Schedule B, from 9am to 6pm on July 7, 2026. The remaining items under the list of Schedule B will be made available from 9am to 6pm on July 8, 2026.
- G. The list of Schedule B was provided to the Landlord by the Tenant, and the Landlord acknowledges that they received the list of Schedule B from the Tenant.
- H. The Tenant will remove all their belongings from the property on or before 9pm on July 9, 2026.
- I. All parties understand that from July 7, 2026 to July 9, 2026, the Tenant will use at least one additional vehicle to remove items off the property.

It is ordered on consent 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 30, 2026.
2. 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.
3. 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.

June 25, 2026
Date Issued

Monica Dairo
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.