



January 5, 2026

**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-077902-25

In the matter of: UNIT 3, 1055 LASALLE BLVD
SUDBURY ON P3A1Y1

Between: BOUILLON RENEE Landlord

And

MARK BRADLEY Tenant

BOUILLON RENEE (the 'Landlord') applied for an order to terminate the tenancy and evict MARK BRADLEY (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 18, 2025.

The Landlords Legal Representative Jennifer Murray and the Tenant attended the hearing

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On Consent It is ordered that:

1. The tenancy between the Landlord and the Tenant continues until March 31, 2026, if the Tenant meets the conditions set out below.
2. The lawful monthly rent is \$1050.00.
3. The Tenants agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the period January 01, 2026, to March 31, 2026.

4. The Tenant also agrees to pay rental arrears owing \$2650.00.
5. The Tenant shall pay to the Landlord rental arrears the amount set out in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 01, 2026	\$500.00
February 01, 2026	\$500.00
March 31, 2026	\$1650.00

6. All communications to the Landlord must be between the hours of 8:00 am – 8:00pm strictly for maintenance purposes.
7. The Tenant's communications will be respectful and free from harassment.
8. Future emergencies arising at the residential complex will be communicated to the Tenant from the Landlord via a text message.
9. If the Tenant fails to comply with the conditions set out in paragraph #3 #4 #5 #6 #7 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB
10. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026.
11. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
12. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after April 1, 2026.
13. If the Tenant does not pay the Landlord balance of rent owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

January 5, 2026
Date Issued

 Jennifer Buckminster
 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.

