



January 6, 2026

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

File Number: LTB-L-078634-25

In the matter of: 1, 91 COUGHLIN RD, unit #19
BARRIE ON L4N0L6

Between: Steve Neely Landlord

And

Leo Upson Tenants
Denise Donnelly

Steve Neely (the 'Landlord') applied for an order to terminate the tenancy and evict Leo Upson and Denise Donnelly (the 'Tenant's') because:

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

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

The Landlord and the Tenants 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.

Agreed Facts:

1. The tenants will pay to the city of Barrie a fee of \$130.48 on or before January 18, 2026

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before February 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 19, 2026, at 4.00% annually on the balance outstanding.

January 6, 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.