



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

**File Number:** LTB-L-083292-25

**In the matter of:** 38 LARCH ST  
HAMILTON ON L8T4N9

**Between:** Indra Fernando Landlord

**And**

Douglas Philip Bradshaw Tenants  
Leanne Tracy Ryan

Indra Fernando (the 'Landlord') applied for an order to terminate the tenancy and evict Douglas Philip Bradshaw and Leanne Tracy Ryan (the 'Tenants') because:

- The Tenants, 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 Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Representative Reginald Bent and the Tenant, Leanne Tracy Ryan were present. The Tenant didn't speak with Tenant Duty Counsel and Leanne Tracy Ryan consented on behalf of all tenants.

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

**It is ordered on Consent that:**

**L1 Application**

1. There are no outstanding arrears for the period ending on January 31, 2026. Therefore, the L1 application is discontinued.

L2 Application

2. The Tenants owes the Landlord \$3,369.70 for utility charges through January 31, 2026.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
  - a. \$280.80 on the 22<sup>nd</sup> of the month starting January 22, 2026 , to an inclusive November 22, 2026; and
  - b. \$280.90 on December 22, 2026.
4. If the Tenants fails to meet the terms, as per paragraph 3 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

**Date Issued**  
**January 12, 2026**

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Monique Browne  
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.