



January 15, 2026

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

File Number: LTB-L-085158-25

In the matter of: 207, 114 BRUNEL RD
HUNTSVILLE ON P1H1K5

Between: The District Municipality of Muskoka Landlord
Brenda Boothby

And

Angella Morris Tenant

The District Municipality of Muskoka and Brenda Boothby (the 'Landlord') applied for an order to terminate the tenancy and evict Angella Morris (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

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

The Landlords Legal Representative Kelly Draycott 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.

It is ordered on consent that:

1. The Tenancy shall terminate effective June 30, 2026.
2. The landlord agrees that the termination shall not restrict, limit, or otherwise bar the Tenant accessing District housing services, including, without limitation, rent geared to income housing, subsidized housing social housing, or rent subsidy programs.
3. The Tenant shall be placed on the social housing waitlist for the purpose of obtaining another housing unit in the future, subject to applicable eligibility requirements and availability.

4. 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.
5. 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.
6. Based on the Monthly rent, the daily rent/compensation is \$27.62. This amount is calculated as follows: $\$840.00 \times 12$, divided by 365 days.
7. The Tenant shall pay the Landlord compensation of \$27.62 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
8. The Landlord agrees to waive the \$186.00 filing fee.

January 15, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.