



**Order under Section 69 / 88.1 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-082867-25

In the matter of: LOWER REAR UNIT, 97 BERNICK DR
BARRIE ON L4M5C1

Between: RACHEL CARPEN
HARRY KUGAN Landlord

And

JORDAN BELL
DAWN BELL Tenant
KATHERINE BELL

RACHEL CARPEN and HARRY KUGAN (the 'Landlord') applied for an order to terminate the tenancy and evict JORDAN BELL, DAWN BELL and KATHERINE BELL (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

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

RACHEL CARPEN and HARRY KUGAN (the 'Landlord') also applied for an order requiring JORDAN BELL, DAWN BELL and KATHERINE BELL (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

RACHEL CARPEN and HARRY KUGAN (the 'Landlord') also applied for an order requiring JORDAN BELL, DAWN BELL and KATHERINE BELL (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

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

The Landlord, the Landlord's Legal Representative, Teri Landriault, and the Tenants attended the hearing.

At the hearing, the parties consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy is terminated effective December 31, 2025.
2. The Tenant shall pay the Landlord \$277.44, on or before December 31, 2025.
3. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2025, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2026 at 4.0% annually on the balance outstanding.
4. If the unit is not vacated on or before December 31, 2025, then starting January 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 January 1, 2026.

January 15, 2026
Date Issued

Samantha Greaves
Member, 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 of the Tenant expires on July 1, 2026 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.