



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079919-25

In the matter of: 7395 10 SIDE ROAD
INNISFIL ON L9S4S9

Between: FARR DEVELOPMENTS LIMITED

Landlord

And

Brent McMahon

Tenant

FARR DEVELOPMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Brent McMahon (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 January 13, 2026. Before the start of the hearing the Landlord's Representative, John Cramer, the Landlord, Thomas Farr, and the Tenant, Brent McMahon, advised that the parties had reached an agreement.

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

Agreed Facts:

1. The parties agreed to amend the City in application from "Midland" to "Innisfil".

On consent of the parties, it is ordered that:

1. The Tenant is withdrawing their T1, T2 and T6 application; LTB-T-011125-25.
2. The Tenant shall pay utilities as they become due and owing moving forward to the end of the tenancy.
3. The Tenant shall not pay rent until the end of the tenancy.
4. The Landlord shall waive utilities from previous bills and all past due rent.
5. The Landlord and Tenant shall cooperate with municipal by-law in the event of any new compliance issues.
6. The Tenant shall have access to the garage effective immediately, until the end of the tenancy.

7. The Landlord collected a rent deposit from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy for the period from August 1, 2026, to August 31, 2026.
8. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 1, 2026.
9. If the unit is not vacated on or before September 1, 2026, then starting September 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 September 2, 2026.

January 16, 2026
Date Issued

Sumathi Dhanapal
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 of the Tenant expires on March 2, 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.