



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097216-25

In the matter of: 136, 411 WATERLOO AVE
GUELPH ON N1H3K3

Between: The Corporation of the County of Wellington Landlord

And

Jamie McGimpsey Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Jamie McGimpsey (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

Mediation was held on January 8, 2026. The following parties participated in the mediation: The Landlord's representative, Peter Schroeder, the Landlord's agent, Alexandra Paynter, the Tenant, Jamie McGimpsey.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The Landlord agrees to waive the cost of the filing fee.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that:
 - a) For a period of 24 months starting January 9, 2026 and continuing to January 8, 2028 inclusive, the Tenant shall ensure that neither they nor their occupant or guest substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant by making excessive noise at the residential complex or in the rental unit including but not limited too:
 - Slamming unit doors.
 - Banging unit walls.
 - Banging unit windows.
 - Guests coming and going from the rental unit.

- b) For a period of 24 months starting January 9, 2026 and continuing to January 8, 2028 inclusive, the Tenant shall ensure that neither they nor their occupant or guest allow any dogs in the rental unit to make excessive noise.
 - c) For a period of 24 months starting January 9, 2026 and continuing to January 8, 2028 inclusive, the Tenant shall ensure that neither they nor their occupant or guest park E-bikes or bikes inside the residential complex.
 - d) For a period of 24 months starting January 9, 2026 and continuing to January 8, 2028 inclusive, the Tenant shall ensure that the patio is kept clear of all garbage and only keep permitted potted plants or seasonal furniture on the patio.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 21, 2026

Date Issued

Rolland Roopchand

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.