



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

**File Number:** LTB-L-045796-25

**In the matter of:** BASEMENT APARTMENT, 208 COLLEGE AVE  
OSHAWA ON L1J1R7

**Between:** Tuvia Pereira Landlord

**And**

Cally Lavigne Tenant  
Brian Lavigne

Tuvia Pereira (the 'Landlord') applied for an order to terminate the tenancy and evict Cally Lavigne and Brian Lavigne (the 'Tenant') because:

- 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.

This application was heard by videoconference on January 22, 2026. Before the start of the hearing, the Landlord, Tuvia Pereira, the Landlord's Representative, Tsadok Pereira, and the Tenant, Cally Lavigne, advised that the parties had reached an agreement. Cally Lavigne had authorization to consent on behalf of all Tenants.

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.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
  - A. The Tenant shall put 2 boards on the driveway as a preventative measure for further damage from fluid leakage of parked vehicles
  - B. The Tenant shall park on the boards for the remainder of the tenancy.
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 28, 2026**  
**Date Issued**

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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.