



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

File Number: LTB-L-084511-25

In the matter of: 4, 315 Bruce Street North
Durham, ON N0G1R0

Between: Grey County Housing Landlord

And

Kenneth Macaskill Tenant

Grey County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Kenneth Macaskill (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 (Form N5/L2).

This application was mediated by videoconference on January 27, 2026. Employee, Michael MacLeod, attended on behalf of the Landlord. The Tenant attended, after speaking with Duty Counsel. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

Agreed upon terms:

1. The Landlord served the Tenant with a Form N5 regarding the alleged behaviour of the Tenant and his guests.
2. The parties agree to terminate the tenancy, effective April 30, 2026. The Tenant does not have the option to stay in the unit after April 30, 2026.
3. The Tenant agrees on or before April 30, 2026, to: (1) voluntarily move out of the unit (2) leave the unit in a reasonable condition (3) remove all his personal belongings, including his own garbage and (4) return the unit key(s) to the Landlord by leaving in the maintenance box or with the custodian.
4. If the Tenant does not move out of the unit on or before May 1, 2026, commencing May 1, 2026 the Tenant will be charged a daily compensation rate of \$4.57 (based on the monthly rent: \$139.00).

5. The Tenant is required to pay the Landlord \$186.00 (Landlord's filing costs), by April 30, 2026, with interest provisions commencing May 1, 2026.
6. For information purposes only, the Tenant agrees his son, Angus MacLeod, will move out of the unit/complex by February 15, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, effective April 30, 2026. The Tenant must move out of the rental unit on or before April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 May 1, 2026.
4. If the Tenant is still in the unit on or after May 1, 2026 the Tenant shall pay daily compensation in the amount to \$4.57 commencing May 1, 2026.
5. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before April 30, 2026 subject to interest provisions. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

February 9, 2026
Date Issued

Shawn Hayman
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 October 30, 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.

