



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095386-25

In the matter of: 402 LESPERANCE RD
TECUMSEH ON N8N1W4

Between: TAYLOR QUENNEVILLE Landlord

And

KEVIN DANIEL ADAMACHE Tenant
CHELSEA CALVILLO

TAYLOR QUENNEVILLE (the 'Landlord') applied for an order to terminate the tenancy and evict KEVIN DANIEL ADAMACHE and CHELSEA CALVILLO (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1); and
- 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 (L2).

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

The Landlord also claimed unpaid utility bills.

Prior to the videoconference hearing on January 26, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Richard Lammers, the Landlord, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,686.00 which represents the following:
 - a. Arrears of rent up to January 31, 2026 (\$11,500.00); and
 - b. The filing fee (\$186.00).

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1454.58	On or before the last day of each month for 8 months from <u>February 28, 2026 up to and including September 30, 2026</u>
\$49.32	On or before October 31, 2026

3. The Tenant **shall also** pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to October 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 and 3 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.
5. The Tenant **shall also** pay to the Landlord the costs for outstanding utilities charges to the end of January 31, 2026 amounting to \$1163.32 in accordance to the following schedule:

AMOUNT DUE	DUE DATE
\$145.41	On or before the last day of each month for 8 months from <u>February 28, 2026 up to and including September 30, 2026</u>

6. The Tenant shall enter into contract with Enbridge Utility and shall provide proof of such contract to the Landlord on or before February 28, 2026.
7. The Tenant shall provide proof to the Landlord that they are in good standing with Enbridge and Essex Power Lines **by the first day of the month for a period of 8 months starting March 1, 2026 up to and including October 1, 2026.**
8. If the Tenant fails to comply with the conditions set out in paragraphs 5 to 7 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

Monica Dairo
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.