



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-071404-25

In the matter of: 2, 133 PARK ROW N
HAMILTON ON L8H4E7

Between: Dane Bourgard
Justin Sood Landlord

And

Jacqueline Smith Tenant

Dane Bourgard and Justin Sood (the 'Landlord') applied for an order to terminate the tenancy and evict Jacqueline Smith (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

This application was heard by videoconference on December 11, 2025.

The Landlord's Legal Representative Glenn Gosling and the Tenant Jacqueline Smith attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Tenant shall pay the Landlord \$600.00 on or before December 18, 2025.
2. If the Tenant causes any new damage to the rental unit, the Tenant shall report the damage to the Landlord in a timely manner.

3. Section 78 of the Residential Tenancies Act, 2006 applies to this Order for a period of 12-months from the date this order is issued. If the Tenant fails to comply with either paragraph 1 or paragraph 2 of this Order, the Landlord may apply, at no cost and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make any such application within 30 days of the breach of a condition in this Order.

February 10, 2026
Date Issued

Kyle Anderson
Member, 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.