



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

File Number: LTB-L-085406-25

In the matter of: 2, 146 DEAN AVE
SUDBURY ON P3C3C6

Between: Manavi Kaur Momi Landlord

And

Michel Gauthier Tenant

Manavi Kaur Momi (the 'Landlord') applied for an order to terminate the tenancy and evict Michel Gauthier (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

The parties attended online dispute resolution meeting on February 3, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Maryam Cooper. The Landlord's legal representative, Jennifer Murray, The Landlord, and the Tenant's daughter/occupant/agent, Genevieve Gauthier represented on behalf of Michel Gauthier. Parties reached an agreement and requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

- The parties agreed that Genevieve Gauthier is an occupant of the rental unit.
- The parties further agreed that Michel Gauthier is not a co-signer, he is the only Tenant listed on the lease.
- Genevieve Gauthier claimed that Michel Gauthier does not live in the rental unit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for the next 24 months starting from the date of this order.
2. The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from using the backyard.

3. The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from being heavily intoxicated on the residential complex.
4. The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from substantially interfering with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
5. The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from banging on the doors, making loud noises, making loud verbal arguments in the rental unit or on the residential complex.
6. The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall comply with the city of greater Sudbury noise bylaws in the rental unit or on the residential complex.
7. The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from being physically or verbally abusive towards the Landlord, Landlords' agent, or another Tenant.
8. The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall not cause serious disturbance in the rental unit or on the residential complex, including but not limited to altercations, making loud noises, making loud arguments with another person in the rental unit or on the complex.
9. If the Tenant fails to comply with the conditions set out in paragraphs 1, 2,3,4,5,6,7,and 8 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.
10. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
11. If the Tenant does not pay the Landlord the full amount owing in paragraph 10 of this order on or before February 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 24, 2026, at 4.00% annually on the balance outstanding.

February 11, 2026

Date Issued

Maryam Cooper

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.