



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085034-25

In the matter of: 26 REGINA DR
WINDSOR ON N8N2P5

Between: Yukon PropCo L.P. Landlord

And

Ken Harris Tenant

Yukon PropCo L.P. (the 'Landlord') applied for an order to terminate the tenancy and evict Ken Harris (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 Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

The application was scheduled to be heard on February 2, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Crystal Hosannah, the Landlord's Community Manager, Karen Mitchell, the Landlord's Maintenance Manager, Brian Durocher, and the Tenant attended the hearing. The Tenant did not speak to Duty Counsel prior to mediation.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

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 that are related to residential complex.
2. The Landlord shall provide a shed to the Tenant on or before February 28, 2026.
3. Within 15 days of receiving the shed as set out in paragraph 2 above, the Tenant shall remove all belongings from the exterior side of the home and from the front porch.

4. The Tenant shall dispose of any items as set out in paragraph 3 above, that cannot be accommodated in the shed.
5. The Tenant shall power wash and paint the siding of the home on or before April 30, 2026.
6. The Tenant shall submit an Alteration and Construction Request Form to the Landlord's Management Office on or before March 16, 2026.
7. The Tenant shall complete the replacement of the porch and railing as per the Alteration and Construction Request Form within sixty (60) days of receiving the Alteration Approval Form.
8. The Tenant shall comply with the following terms for a period of one year from the date of this order:
 - a) Remove any weeds along the side of the home.
 - b) Remove shrubbery in accordance with the Community Standards.
 - c) Keep the exterior of the home free from any debris and garbage.
 - d) Refrain from lighting the grass on fire.
 - e) Replace the skirting around the home and ensure that it is free of any holes on or before April 30, 2026.
9. If the Tenant fails to comply with the conditions as set out in accordance with paragraphs 2 to 8 above, 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. If the Tenant complies with the conditions as set out in paragraphs 2 to 7 above, the Landlord shall waive any entitlement to be reimbursed for the \$186.00 costs of filing the application.
11. If the Tenant fails to comply with the conditions as set out in paragraphs 2 to 7 above, the Tenant shall pay the Landlord the \$186.00 filing fee.
12. The balance owing as set out in paragraph 11 above, shall bear interest. This will be simple interest calculated from day after a breach, at 4.00% annually on the balance outstanding

February 10, 2026

Date Issued

Michelle Forrester

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.

