



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086795-25

In the matter of: Room 17, 154 MAPLE ST
SIMCOE ON N3Y2G6

Between: Maple Lodge Retirement Home

Landlord

And

Brian Donaldson

Tenant

Maple Lodge Retirement Home (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Donaldson (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

This application was heard by videoconference on February 3, 2026. Before the start of the hearing the Landlord's Representative, Carmen Dawdy, the Landlord, Stepan Bojagora, the Landlord's Agent, Paula Johnson and Oksana Mikouliak, and the Tenant, Brian Donaldson, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord collected a rent deposit from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 14, 2026.
2. The Tenant shall pay to the Landlord \$4,953.10 for arrears of rent up to January 14, 2026.
3. The Tenant shall pay this amount on or before March 14, 2026, or the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2026, at 4.00% annually on the balance outstanding.

4. If the unit is not vacated on or before March 14, 2026, then starting March 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 March 15, 2026.

February 5, 2026
Date Issued

Sumathi Dhanapal
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 of the Tenant expires on September 15, 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.