



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086401-25

In the matter of: 11, 67 WYNDHAM ST S
GUELPH ON N1E5R3

Between: JEFF NEUMANN Landlord

And

JOHN MITCHELL Tenant

JEFF NEUMANN (the 'Landlord') applied for an order to terminate the tenancy and evict JOHN MITCHELL (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, Elizabeth Anani, the Tenant's Representative, Monica Ionson, and the Tenant, John Mitchell, 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.

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.
2. For a period of 12 months, commencing February 3, 2026, to February 2, 2027, the Tenant shall maintain in a state of ordinary cleanliness in assistance with the Canadian Mental Health Association of Waterloo-Wellington
3. For a period of 12 months, commencing February 3, 2026, to February 2, 2027, the Tenant shall notify the Landlord if any maintenance issues arise.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 and 3 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.

February 9, 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.