



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095813-25

In the matter of: 310, 175 ZOO PARK RD
WASAGA BEACH ON L9Z0H9

Between: SIMCOE COUNTY HOUSING CORPORATION Landlord

And

GARRY NELSON Tenant

SIMCOE COUNTY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict GARRY NELSON (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 application was heard by videoconference on February 3, 2026. The Landlord's agent Kristen Wilson, the Tenant, and the Tenant's support person Morgan Miner attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and 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 in paragraphs 2, 3, and 4, beginning February 3, 2026 and continuing to February 2, 2028.
2. The Tenant and the Tenant's guests shall refrain from smoking or vaping any substance outside of the residential complex's designated smoking area.
3. The Tenant and the Tenant's guests shall not enter or attempt to enter any restricted or prohibited areas in the residential complex.
4. The Tenant and the Tenant's guests shall not cause, contribute, or permit any damages to the common areas of the residential complex.
5. If the Tenant, or the Tenant's guests, fail to comply with the conditions set out in paragraphs 2, 3, and 4 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.

6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The Tenant shall pay to the Landlord the amount set out in paragraph 6 in accordance with the following schedule:
 - a payment of \$93.00 on or before February 28, 2026; and
 - a payment of \$93.00 on or before March 31, 2026.
8. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

February 10, 2026
Date Issued

Sandra Sabourin
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.