



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089003-25

In the matter of: 105, 470 SCENIC DR
LONDON ON N5Z3B2

Between: Equiton Residential Income Fund LP Landlord

and

Trudy Campbell Tenant
Randy Fowler

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Trudy Campbell and Randy Fowler (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

Equiton Residential Income Fund LP (the 'Landlord') also applied for an order requiring Trudy Campbell and Randy Fowler (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was scheduled to be heard by videoconference on February 4, 2026. Instead, the Tenants, the Tenant's Legal Representative Robert Fex and the Landlord engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$5,000.00 for damages to the residential complex and the application filing fee.
2. The Tenant shall pay the amount in paragraph 1 as follows:
 - \$300.00 on or before the 5th day of each month for 16 months, beginning March 2026 up to and including June 2027.
 - \$200.00 on or before July 5, 2027.
3. If the Tenant fails to comply with the conditions set out in 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 10, 2026

Date Issued

Lindsay Phomin

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.