



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-086464-25 (L2)
& LTB-T-045726-25 (T2)

In the matter of: 4, 717 MOSLEY ST
WASAGA BEACH ON L9Z1Z5

Between: Paul Edward Martin Landlord

and

Debbie Noble Tenants
Ethan Noble

Paul Edward Martin (the 'Landlord') applied for an order to terminate the tenancy and evict Debbie Noble and Ethan Noble (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2)

Debbie Anne Noble (the 'Tenant') applied for an order determining that Paul Martin (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household and harassed, obstructed, coerced, threatened or interfered with the Tenant. (T2)

The L2 application was scheduled to be heard by videoconference on February 4, 2026. Instead, Tenant Debbie Noble, representing Ethan Noble, Debbie's Legal Representative Eileen Wennekers, the Landlord and the Landlord's Legal Representative Jennifer Fiegehen engaged in private settlement discussions.

Parties reached an agreement and requested an order on consent to resolve both applications.

The parties agreed that:

1. The Landlord is holding a last month's rent deposit. It will be applied to the month of May 2026; the last month of the tenancy.
2. The Landlord is waiving the lawful monthly rent for March 2026 and April 2026.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2,800.00.
2. The Landlord shall pay the Tenant the full amount owing by February 28, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 28, 2026, the Landlord will owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
5. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 June 1, 2026.

February 10, 2026
Date Issued

Lindsay Phomin
Hearing 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 December 1, 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.