



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-086071-25

**In the matter of:** 3, 1000 MAIN  
North Bay, ON P1B2W3

**Between:** Autumn Bidwell Landlord

**And**

Ryan Gale Tenants  
Evette Hamilton

Autumn Bidwell (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Gale and Evette Hamilton (the 'Tenants') because:

- the Tenants, another occupant of the rental unit, or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege, or interest of the Landlord or another tenants.

This application was scheduled to be heard by videoconference on February 3, 2026.

The Landlord's Agent, Donald Hunter, was present. The Tenants attended with the Tenants Representative, Ben Brown.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

**On consent of the parties, it is ordered that:**

1. The Tenants shall ensure that neither they nor their occupants or guests substantially interfere with the Landlord's or any other tenants' reasonable enjoyment, or with any lawful right, privilege, or interest, for a period of three (3) months commencing on February 4, 2026, including:
  - a. Refraining from making excessive noise within the rental unit or the residential complex, including but not limited to screaming, yelling, loud thuds or bangs, and playing audio or video devices at high volumes.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 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 Tenants. 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 Tenants.

**February 17, 2026**  
**Date Issued**

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**Eno Ubia**  
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.