

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

File Number: LTB-L-092802-25

In the matter of: 410, 135 TRACEY ST
BELLEVILLE ON K8P4Z6

Between: DARCARMATT INVESTMENTS INC. C/O PINNACLE
PROPERTY MANAGEMENT Landlord

And

JASON MOUCK Tenant

DARCARMATT INVESTMENTS INC. C/O PINNACLE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict JASON MOUCK (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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

DARCARMATT INVESTMENTS INC. C/O PINNACLE PROPERTY MANAGEMENT (the 'Landlord') also applied for an order requiring JASON MOUCK (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.

The application was scheduled to be heard on February 10, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Representative, Ian MacInnis, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the 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 below.

2. The Tenant shall pay to the Landlord \$1,785.10 for damages claimed in the Landlord's application.
3. The Tenant shall pay the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$400.00 in full on or before the 15th day of each month beginning February 15, 2026 up to and including May 15, 2026; and
 - b) \$185.10 in full on or before June 15, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraph 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026

Date Issued

Christine Leitch

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.