



**Order under Section 30 & 31
Residential Tenancies Act, 2006**

File Number: LTB-T-056920-25-LTB-T-052004-25

In the matter of: 2, 20 LYNDSEY ST
BRANTFORD ON N3T2C6

Between: Mae Field
Nancy Sidoruk
Tenants

And

Mark Tonkin
Carol Tonkin
Landlords

Mae Field and Nancy Sidoruk (the 'Tenants') applied for an order determining that Mark Tonkin and Carol Tonkin (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

Further, the Tenants applied for an order determining that the Landlords substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

This Adjudicative Case Conference was heard by videoconference on February 12, 2026.

The Landlords, the Landlords Legal Representative Ian Shemesh and the Tenants attended the hearing.

At the Adjudicative Case Conference, the parties agreed to the following consent:

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.

4. The parties agree that the Landlords shall pay to the Tenants \$2,000.00 on or before April 30, 2026, subject to the following conditions:
5. Should the Landlords not pay the Tenants on or before April 30, 2026, starting May 1, 2026, the Landlords will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
6. The Landlords agree to provide a letter to each other tenant in the residential complex, reiterating the Landlords' noise sensitivity policy.
7. The Landlords agree to provide to the Tenants a positive reference letter prior to the termination of the tenancy.
8. The Landlords agree to reduce the 60-day notice period to terminate the tenancy prior to the termination date, to 10 days notice.
9. The parties agree that this consent resolves all issues concerning the tenancy.

February 20, 2026
Date Issued

Jagger Benham
Member, 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 expires on January 1, 2027, 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.