



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

File Number: LTB-L-107395-25

In the matter of: 1, 170 HICKLING TRAIL
BARRIE ON L4M5T8

Between: Anna Moore Group on behalf of Vignahara Corp. Landlord

And

Dennis Miner Tenant

Anna Moore Group on behalf of Vignahara Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Dennis Miner (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

This application was scheduled to be heard by videoconference on February 23, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Jennifer Fiegehen, the Landlord's Agent, Kerry Coghlan and the Tenant, Dennis Miner participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:
 - a) The Tenant shall maintain the rental unit in an ordinary state of cleanliness starting February 23, 2026, and for a period of 12 months.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before August 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.

February 25, 2026
Date Issued

Rachael Kukoyi
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.