



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

File Number: LTB-L-000081-25

In the matter of: FRONT UNIT 1, 28 BAKER ST
SUDBURY ON P3C2E6

Between: Keith Lacey Landlord

And

Tricia Gaudreau Tenants
James Gaudreau

Keith Lacey (the 'Landlord') applied for an order to terminate the tenancy and evict Tricia Gaudreau and James Gaudreau (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe;
- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex; and
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have willfully caused undue damage to the premises.

The Landlord also applied for an order requiring the Tenants 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

The application was scheduled to be heard by videoconference on February 24, 2026. The Landlord Keith Lacey, the Landlord's representative Jennifer Lacey, and the Tenant Tricia Gaudreau participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application and all issues arising from this tenancy. I was satisfied that the parties understood the consequences of their consent.

On consent it is ordered that:

1. The tenancy terminated on February 23, 2025.
2. The Landlord shall pay the Tenants \$10,000.00 on or before March 15, 2026.

3. Should the Landlord fail to make the above-said payment in full and on time, the entire remaining outstanding balance shall become due and payable forthwith under this order. The Landlord will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting on the date the amount was due. The Tenants have the right to collect the balance outstanding under this order on consent.
4. This order on consent is in full and final settlement of all issues arising from this tenancy up to February 24, 2026. This includes rent, items left on the property, or any other issues that may be related to the tenancy.

March 2, 2026
Date Issued

Isabelle Bouvier
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.