



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-097407-25

In the matter of: 53 Peacock Blvd.
Port Hope ON L1A2X2

Between: Keren Bradford Landlord

And

Christine Grimshaw Tenant
Les Grimshaw

Keren Bradford (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Grimshaw and Les Grimshaw (the 'Tenant') because:

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

Keren Bradford (the 'Landlord') also applied for an order requiring Christine Grimshaw and Les Grimshaw (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on February 25, 2026.

The Landlord, the Landlord's Legal Representative, Tonya King, and the first-named Tenant attended the hearing.

At the hearing, the parties consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord 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 Landlord on or after June 1, 2026.
4. During the remainder of the tenancy, the Tenant shall pay the water costs for the rental unit in accordance with the terms of the tenancy agreement.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 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.
6. On or before May 31, 2026, the Tenant shall pay to the Landlord \$5,011.62, which represents the reasonable out of pocket expenses the Landlord has incurred as a result of the unpaid water costs.
7. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before May 31, 2026.
8. If the Tenant does not pay the Landlord the full amount owing set out in paragraphs 6 and 7 on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

March 5, 2026
Date Issued

Joy Xiao
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 of the Tenant expires on December 1, 2026 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.