



**Order under Section 30, 31, 69, 135,
Residential Tenancies Act, 2006**

File Number: LTB-L-084711-25 & LTB-T-096608-25

In the matter of: Back Unit (B), 406 PENETANGUISHENE RD
SPRINGWATER ON L9X1W8

Between: MARGARET FREELAND Landlord
Geoff Freeland

And

Reager Graves Tenant

MARGARET FREELAND and Geoff Freeland (collectively, the 'Landlord') applied for an order to terminate the tenancy and evict Reager Graves (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Tenant applied for an order determining that the Landlord collected or retained money illegally that the Landlord substantially interfered with the Tenant's reasonable enjoyment and/or harassed the Tenant, and for an order that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on January 27, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Krista Birkbeck. Parties before the LTB requested the order below on consent.

Parties agree that the order below represents a full and final settlement of all issued between the Landlord and the Tenant up to and including January 27, 2026. Parties further agree that neither party will post, publish or cause to be published any disparaging defamatory or judgmental remarks regarding the tenancy or each other, including but not limited to online reviews, social media posts or public forums. This includes positing or sharing rental ledgers or documents relating to the tenancy. Parties further agree that for the remainder of the tenancy, the Tenant agrees to act in a respectful and reasonable manner towards the Landlord and other occupants of the property, comply with all applicable municipal law by-laws including maintaining quiet after 11pm and parking only in the Tenant's designated parking space, and refraining from causing any damage to the rental unit or the residential complex.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 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 April 1, 2026.

March 2, 2026
Date Issued

Vladimir Nikitin
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 October 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.