



**Order Issued on Consent
Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-108100-25 & LTB-T-000542-26

In the matter of: UPPER, 145 MAIN STREET NORTH
WATERFORD ON N0E1Y0

Between: ANDRE TOIC Landlord

And

DAWN ROWLAND Tenant

ANDRE TOIC (the 'Landlord') applied for an order to terminate the tenancy and evict DAWN ROWLAND (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

This application was heard by videoconference on March 3, 2026.

The Landlord's Legal Representative Kurt Shmuir, the Tenant's Legal Representative Patrick Pacheco and the Tenant attended the hearing.

The Parties mutually agreed to resolve all matters at issue in the application and request on order on consent. I was satisfied that the parties understood the consequences of the joint submission.

1. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.
2. The Tenant's Legal Representative Patrick Pacheco requested the Board bring forward LTB-T-000542-26 and as part of the global resolution, he sought to withdraw this application, and I consented to the request.
3. Both applications having been withdrawn, the both LTB's files are closed.
4. The parties agreed this order is a full and final resolution to all issues regarding this tenancy.

March 6, 2026
Date Issued

Anthony Bruno
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.