



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104405-25

In the matter of: 609, 285 Ontario Street North
Milton ON L9T2T8

Between: Mayfair Construction Landlord

And

Donald Macinnis Tenant

Mayfair Construction (the 'Landlord') applied for an order to terminate the tenancy and evict Donald Macinnis (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

This application was scheduled to be heard by videoconference on March 4, 2026.

The Landlord's Legal Representative Lawrence Pomfret, Landlord Agent Finlay Malcolm, the Tenant and Occupant Shawn Macinnis attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below. The terms in this one-year agreement start March 4, 2026, to March 3, 2027.
2. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not engage in behaviour similar in nature to the originating N5 notice including:
 - a. No loud noise that results in complaints from other tenants.
 - b. No confrontational behaviour with other tenants that results in complaints from other tenants.
 - c. No confrontational behaviour with the Landlord or the Landlord's agent or staff.
 - d. Permit no visitor into the rental complex or unit that is subject to a trespass order.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

March 11, 2026
Date Issued

Melinda Jamieson
Hearing 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.