



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107152-25

In the matter of: Basement, 360 VANIER DR
KITCHENER ON N2C1J9

Between: Daniel Buck
Celyne Buck

Landlord

And

Marina McPhee
Angela McPhee

Tenant

Daniel Buck and Celyne Buck (the 'Landlord') applied for an order to terminate the tenancy and evict Marina McPhee and Angela McPhee (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

The parties mutually agreed to resolve all matters at issue in the application and requested the assistance of a Hearings Officer to write an order on consent through the Online Dispute Resolution process.

By videoconference on March 3, 2026, the parties met with a Hearings Officer. The Landlord's legal representative, Ayan Hadiyeva, the Landlord, Daniel Buck and the Tenant, Angela McPhee attended the meeting. Angela McPhee had authorization to consent on behalf of all parties.

As a result of the resolution discussion, the parties requested an order on consent, and I was satisfied that the parties understood the terms and consequences of their consent.

The hearing for this application on March 24, 2026 is cancelled.

Agreed Facts:

1. Parties agree that the tenancy ended on January 31, 2026 which is the date the Tenant vacated the rental unit.
2. Parties also agree that the Landlord will waive the arrears of rent owing for the month of December 2025 in the sum of \$1,500.00.

3. The Landlord agrees to delete all audio and video recordings of the Tenant in relation to behaviours outlined in the N5 on or before March 4, 2026.
4. Parties agree that this agreement resolves all issues arising out of this tenancy and neither party will pursue any action against the other before the Landlord and Tenant Board in relation to this tenancy.
5. The Landlord sought to withdraw the L2 application LTB-L-107152-25, before the Landlord and Tenant Board.
6. The Landlord agrees to waive the filing fee for this application.

On consent of the parties, it is ordered that:

1. The Landlord's L2 application LTB-L-107152-25 is withdrawn.

March 16, 2026

Date Issued

Britney Sooknanan

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.