



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090269-25

In the matter of: 197, 580 WEST ST S
ORILLIA ON L3V 6L8

Between: Yukon PropCo L.P. Landlord

And

Jacqueline Dancyger Tenants
Ross Arnold

Yukon PropCo L.P. (the 'Landlord') applied for an order to terminate the tenancy and evict Jacqueline Dancyger and Ross Arnold (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully caused undue damage to the premises.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on March 5, 2026. The Landlord's Legal Representative, Crystal Hosannah, and the Tenants' Legal Representative, Brooke Stewart, participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- a. Without an admission of guilt or wrongdoing, the Tenants have paid to the Landlord \$3 441.44 in full resolution of the damage claim in this application.

- b. The Tenant confirms that Mitch Kimmel no longer resides in the rental unit.

On consent of the parties, it is ordered that:

These terms apply to the Tenant and all occupants, guests, and invitees and shall remain in effect for twelve months from the issuance date of this Order:

1. The Tenants shall ensure that Mitch Kimmel does not reside in, attend at, or visit the rental unit and, to the best of the Tenants' ability, is not present within the residential complex.
2. The Tenants shall not substantially interfere with the reasonable enjoyment of the residential complex by the Landlord or other residents. The Tenants shall, to the best of their ability, ensure that neither they nor their guests or occupants engage in yelling, fighting, threatening behaviour, police-attended disturbances, or any conduct that interferes with other residents.
3. The Tenants shall not engage in threatening or intimidating behaviour and shall, to the best of their ability, ensure that their guests or occupants do not do so.
4. The Tenants shall, to the best of their ability, ensure that no guest or occupant trespasses on, parks on, or uses another resident's lot without permission.
5. The Tenants shall comply with all park rules and shall, to the best of their ability, ensure that all guests and occupants comply with the tenancy agreement and park rules.
6. The Tenants shall ensure that any animals comply with park rules and do not interfere with other residents
7. The Tenants shall not willfully or negligently cause undue damage and shall, to the best of their ability, ensure that guests or occupants do not damage or interfere with the property of the Landlord or other residents.
8. The Tenants shall pay the \$186.00 application filing fee to the Landlord on or before April 12, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 13, 2026.

March 13, 2026
Date Issued

Susan Parsons
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.