



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105940-25

In the matter of: 19, 3030 DRIFTWOOD DR
BURLINGTON ON L7M1X6

Between: WIN-DET LIMITED Landlord

And

Trista Legere Tenant

WIN-DET LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict Trista Legere (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was heard by videoconference on March 10, 2026.

The Landlord's agent William Fraleigh, the Landlord's representative Petar Guzina, and the Tenant attended the hearing.

At the hearing the parties reached consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the two-year period between March 10, 2026, to March 10, 2028:
 1. The Tenant, any guests of the Tenant, or any occupants of the rental unit shall not bring an illegal weapon into the rental unit or residential complex.

2. The Tenant shall not allow Trevor Charlton into the rental unit or residential complex.
3. Immediately upon the Tenant becoming aware that Trevor Charlton is at the residential complex, the Tenant shall notify the Landlord.
3. If the Tenant fails to comply with the conditions set out in 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 13, 2026
Date Issued

Amanda Kovats
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.