



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-103577-25

In the matter of: 2, 114 DAVEY DR
ORILLIA ON L3V4G8

Between: Silver Swan Properties Ltd, Landlord

And

RYAN GIRODAT Tenant

Silver Swan Properties Ltd, (the 'Landlord') applied for an order to terminate the tenancy and evict RYAN GIRODAT (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 heard by videoconference on March 10, 2026.

The Landlord's agent, Michael Preston, and the Tenant Ryan Girodat were present. The parties reached consent prior to the mediation and requested a consent order. I am satisfied that the parties understood the terms of this order.

It is agreed that:

- The Landlord is seeking \$93.00 for the application filing fee. The Landlord waived \$93.00.
- The Tenant agreed not to use flashlight and look into another Tenant's window.

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 for the next 4 months from the date of this order.
2. The Tenant another occupant of the rental unit or someone the Tenant permitted in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
3. The Tenant shall refrain from yelling, screaming and disturbing other Tenants, the Landlord or the Landlord's agents.
4. The Tenant shall refrain from knocking on the door of other rental units, including unit #5.

5. The Tenant shall not kick the door of other rental units in the residential complex, and The Tenant shall not cause damages to the door and the door frame.
6. The Tenant shall not approach other Tenants, demand property belonging to other Tenants or demand to use their phones.
7. The Tenant shall always keep his Dog on the leash on the residential complex.
8. If the Tenant fails to comply with the conditions set out in this order 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.
9. The Tenant shall pay to the Landlord \$93.00 for the cost of filing the application.
10. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 12, 2026
Date Issued

Maryam Cooper
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.

