



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101108-25

In the matter of: 24, 560 WAVERLY ST N
OSHAWA ON L1J5Y4

Between: 560-570 Waverly LP Landlord

And

Dean Lessard Tenant

560-570 Waverly LP (the 'Landlord') applied for an order to terminate the tenancy and evict Dean Lessard (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 3, 2026.

The Landlord's Representative, Emilio Vaiano, and the Tenant were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

On consent of the parties, it is ordered that:

1. The Tenant shall ensure that neither they nor their occupants, guests, or invitees substantially interfere with the Landlord's or other tenants or neighbours reasonable enjoyment or with their lawful rights, privileges, or interests, for a period of twelve (12) months commencing March 3, 2026. This includes, but is not limited to, the following:
 - Ensuring that no undue or excessive noise is made within the rental unit or surrounding areas, including screaming, yelling, or similar disturbances.
 - Refraining from engaging in disruptive or intrusive conduct, including peering into neighbours' windows or taking photographs or videos of neighbours without consent.
 - Refraining from entering any neighbour's premises or private outdoor space, including backyards, without express invitation or permission.
 - Refraining from touching, tampering with, or interfering with any neighbour's personal belongings or property, including mailboxes.

- Refraining from wilfully or negligently causing damage to any neighbour's belongings or property.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 12, 2026
Date Issued

Eno Ubia
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.