



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089450-25

In the matter of: PO Box 127, 129 Kensington Crescent
HURON PARK ON N0M1Y0

Between: Huron Green Inc. c/o Linwood Management Landlord

And

Patrick Tobin Tenant

Huron Green Inc. c/o Linwood Management (the 'Landlord') applied for an order to terminate the tenancy and evict Patrick Tobin (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Huron Green Inc. c/o Linwood Management (the 'Landlord') also applied for an order requiring Patrick Tobin (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on February 4, 2026.

The Landlord's Legal Representative, Carmen Dawdy, and the Tenant attended the hearing.

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 set out below.
2. The Tenant shall ensure that they and their guests and roommates refrain from going into other units without lawful right or consent, for a period of 12 months from the date of the hearing.

3. The Tenant shall also ensure that they and their guests and roommates refrain from causing undue damage to the residential complex, for a period of 12 months from the date of the hearing.
4. The Tenant has paid the Landlord \$293.80 for the damage costs the Landlord sought in this application.
5. The Landlord waived the filing fee for this application.
6. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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 13, 2026
Date Issued

Samantha Greaves
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.