



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

File Number: LTB-L-102803-25/LTB-T-016319-26

In the matter of: 3, 48 BARRIE RD
ORILLIA ON L3V2P7

Between: Chaim Koff Landlord

And

Jeremy Johnson Tenant

Chaim Koff (the 'Landlord') applied for an order to terminate the tenancy and evict Jeremy Johnson (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.

This application was heard by videoconference on March 12, 2026.

The Landlord's legal representative Lorrie McCullough, the Tenant's legal representative Susanne Cooper, 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. This consent resolves both LTB-L-102803-25 and LTB-T-016319-26.
3. Beginning March 12, 2026 up to (and including) December 31, 2026, the Tenant shall not engage in aggressive behaviour towards any individuals on the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraph 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.

5. On the instance of the first breach only, the Landlord shall contact Tina Stubbings and allow the Tenant seven days to correct their behaviour prior to filing an L4 application. Any subsequent breaches of paragraph 3 do not require any notice from the Landlord to the Tenant or Tenant's agent.

March 17, 2026
Date Issued

Brett Lockwood
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.