



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098260-25

In the matter of: 24, 248 HILDA ST
ORILLIA ON L3V1J1

Between: Balmoral Developments Hilda Inc. o/a Hilda House Landlord

And

Margaret Cullen Tenants
Mackenzie Larsen

Balmoral Developments Hilda Inc. o/a Hilda House (the 'Landlord') applied for an order to terminate the tenancy and evict Margaret Cullen and Mackenzie Larsen (the 'Tenants') because:

- the Tenants, 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 Tenants, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

Balmoral Developments Hilda Inc. o/a Hilda House (the 'Landlord') also applied for an order requiring Margaret Cullen and Mackenzie Larsen (the 'Tenants') 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 24, 2026.

The Landlord's representative, Ciara McMillan, The Landlords agent Irwin Kurtz and the Tenant, Margaret Cullen were present. Margaret Cullen represented Mackenzie Larsen.

I am satisfied the parties understood the terms and consequences of this order.

It is agreed that:

- The parties agreed to communicate and serve documents via email.
- The Tenants agreed to provide the Landlord with proof of payment within 24 hrs of payment being made to Reliance Home Comfort on or before the 20th day of each month via email.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Reliance Home Comfort \$2,304.50 for outstanding utility cost.
3. The Tenants shall pay this amount in accordance with the following schedule:
 - \$350.00 on or before the 20th day of each month, starting on March 20, 2026, to August 20, 2026,
 - \$204.50 on or before September 20, 2026.
4. The Tenants shall pay the Reliance utility payment on time and in full for the duration of the Tenancy.
5. If the Tenants fail to comply with the conditions set out in paragraph 3 or 4 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 Tenants. 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 Tenants.
6. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenants do not pay the Landlord the full amount owing on or before March 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 21, 2026, at 4.00% annually on the balance outstanding.

March 27, 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.

