



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

File Number: LTB-L-000521-26

In the matter of: 76 Eastside Drive
Britt ON P0G1A0

Between: Taylor Adams
Robert Adams Landlord

And

Nicole Dowzansky
Ryan Metcalfe Tenant

Taylor Adams and Robert Adams (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Dowzansky and Ryan Metcalfe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 16, 2026.

The Landlord and one of the Tenants, Nicole Dowzansky attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

Agreed facts:

1. The tenancy terminated January 31, 2026.
2. After the Tenant vacated, the Tenant left a live chicken coup on the residential complex property powered by hydro in the Tenant's name with permission by the Landlord.
3. As of the day of the hearing the chicken coup is still on the residential complex property and the hydro account is in the Tenant's name.
4. The Tenant agrees that on or before March 31, 2026 the Tenant will dismantle the chicken coup and remove the hydro account from the Tenant's name.

It is ordered on consent that:

5. The Tenant shall pay to the Landlord \$5,000.00 for arrears of rent up to January 31, 2026 and costs.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

The Tenant shall pay this amount:	The Tenant shall pay on or before this date:
\$1,250.00	April 15, 2026
\$1,250.00	May 15, 2026
\$1,250.00	June 15, 2026
\$1,250.00	July 15, 2026

7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Former Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Former Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

March 30, 2026
Date Issued

 Greg Brocanier

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.

