



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097646-25

In the matter of: 52, 19 BALANTRAE DR
ORO-MEDONTE ON L3V0P9

Between: Yukon PropCo L.P. Landlord

And

Becki-Lee Loucks Tenant
David Loucks

Yukon PropCo L.P. (the 'Landlord') applied for an order to terminate the tenancy and evict Becki-Lee Loucks and David Loucks (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 February 24, 2026. Before the hearing date, the parties elected to engage in mediation via Online Dispute Resolution on February 20, 2026. As a result of this order, the hearing is canceled.

The Landlord's Legal Representative, Crystal Hosannah, and the Tenant attended the hearing.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

- The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
- For the period between March 1, 2026 and March 1, 2027, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

For greater clarity, the Tenant, another occupant of the rental unit, or someone the Tenant permits in the residential complex,

- will not yell, scream, swear, engage in disruptive conduct around the residential complex;

- will not trespass onto any other residents' lot, backyard, porch or private area;
 - will not harass, threaten, or engage in confrontational or aggressive behavior towards other residents, guests, employees or agents of the Landlord, and;
 - will not let any pets, or guests' pets enter another residents' lot and shall ensure that they remain properly leashed while in public areas.
3. On or before May 31, 2026, the Tenant shall also:
- remove all garbage, debris and non-permitted items from the Tenant's lot;
 - remove tarp covered vehicles and any unapproved furniture and items stored outside the Tenant's unit;
 - trim all overgrown bushes and shrubs and maintain the Tenant's lawn to community standards, and;
 - remove all debris and clutter around the Tenant's porch and exterior areas around the Tenant's unit.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2-3 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. Should the Tenant fail to comply with the conditions set out in paragraphs 2-3 the filing fee of \$186.00 shall become due and payable starting the day after breach. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first breach. The Landlord has the right to collect the balance outstanding under this Order on Consent.
6. This order on consent is in full and final settlement of this application.

March 25, 2026
Date Issued

Shadiyah Stoute
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.

