



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077187-25

In the matter of: 189 LIVINGSTON AVE
GRIMSBY ON L3M5M3

Between: Leah Graves and Marshall Graves c/o Brick Properties Inc. Landlord

And

Brandon Barr Tenant

Leah Graves and Marshall Graves c/o Brick Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Barr (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 23, 2026. The Landlord's legal representative Judith Callender and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

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. Upon receiving lawful notice of entry, the Tenant shall not interfere with realtor showings of the rental unit by the Landlord or their realtor to prospective purchasers. This term includes, but is not limited to the following:
 - a) The Tenant shall allow entry to the rental unit and access to all rooms located within the unit.
 - b) Tenant shall ensure that his dog is either restrained and/or removed from the rental unit during any showings.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

4. The parties further agree to the following terms that are not subject to section 78 of the Act:
- a) Entry for showings will take place after 5:00pm on weekdays and during the period of 8:00am to 8:00pm weekends.
 - b) The Landlord agrees to provide Tenant with 48 hours notice of entry for showings before 5:00pm on weekdays and will further to pay the Tenant \$100.00 in compensation per day to board the dog outside of the residential complex if required.
 - c) Tenant agrees to provide Landlord with receipt for dog boarding costs.

March 26, 2026
Date Issued

Fabio Quattrociochi
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.