



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104013-25

In the matter of: 218 SYLVAN CRES
NORTH BAY ON P1A2Y8

Between: SIREG Management Inc. Landlord

And

Jayd St. Amour Tenant
Kelsey Gauthier

SIREG Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jayd St. Amour and Kelsey Gauthier (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

SIREG Management Inc. (the 'Landlord') also applied for an order requiring Jayd St. Amour and Kelsey Gauthier (the 'Tenant') 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.

The application was scheduled to be heard on March 24, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Aamir Tharik, and the Tenant's Legal Representative, Ben Brown, and the Tenant attended the hearing.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of 12 months from the date of this order:
 - a) The Tenant shall grant the Landlord or the Landlord's authorized Agent or Representative quarterly inspections of the rental unit.

- b) The Tenant shall maintain the rental unit in a state of ordinary cleanliness and in accordance with Section 33 of the *Residential Tenancies Act, 2006* (the 'Act').
2. If the Tenant fails to comply with the paragraph 1 (b), the Landlord shall provide written notice to the Tenant to allow forty-eight (48) hours from the time such notice is given for the Tenant to remedy the non-compliance. If the Tenant fails to remedy the issue within that time, the Landlord may file an application under section 78 of the *Residential Tenancies Act, 2006* (the 'Act')
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 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 Tenant shall pay the Landlord \$965.47 in unpaid utilities for the period up to and including March 31, 2026 in accordance with the following schedule:
- a) \$80.46 on or before the first (1) day of the month starting April 1, 2026 to February 1, 2027, inclusive.
- b) \$80.41 on March 1, 2027.
5. If the Tenant does not pay the Landlord the full amount owing as set out in paragraph 4 of this order, the next day following a breach of payment, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

March 31, 2026
Date Issued

Michelle Forrester
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.

