



**Order under Section 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-041759-25

In the matter of: 561 ONTARIO STREET
SUDBURY ON P3E4K5

Between: Michelle Quesnel Landlords
Eric Giroux

APRIL 1, 2026

And

David Donison Former Tenant

Michelle Quesnel and Eric Giroux (the 'Landlords') applied for an order requiring David Donison (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Michelle Quesnel and Eric Giroux (the 'Landlords') applied for an order requiring David Donison (the 'Former Tenant') to pay the Landlords' reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on March 25, 2026.

The Landlords, the Tenant, and the Tenant's legal representative, Raquel Quenneville, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Former Tenant shall pay to the Landlords \$5,178.08.
2. The Former Tenant shall pay the amount set out in paragraph 1 of this order to the Landlords in accordance with the following schedule:
 - a) \$2,589.04 on or before April 30, 2026; and
 - b) \$2,589.04 on or before May 31, 2026.
3. If the Former Tenant fails to make the payments due as set out in paragraph 2 in full or on time, then the entire balance outstanding will 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 of the payment plan set out in paragraph 2 at 4.00% annually on the balance outstanding.

April 1, 2026

Date Issued

Mark Melchers

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.