



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085901-25 and LTB-L-006912-26

In the matter of: 17 Moose Drive
MANITOUWADGE ON P0T2C0

Between: Nicole Hilliker Landlord

And

Janine Pugh Tenants
Adam Pugh

Nicole Hilliker (the 'Landlord') applied to the Landlord and Tenant Board for an order to terminate the tenancy and evict Janine Pugh and Adam Pugh (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenant owes (N4);
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenants (N5)
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (N12)
- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex. (N7)

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord's agent Kayla Paul, the Landlords, and the Tenant's Representative Brandi DeJonge participated in the mediation on March 20, 2026, by way of video conference. The mediation was facilitated by Dillanique Knight, Dispute Resolution Officer with the LTB.

Preliminary Issue:

1. At the outset of the application the parties requested that the application be amended to reflect the proper name of the address as 17 Moose Drive, Manitouwadge ON P0T2C0.

Agreed Facts:

1. The Tenants have no outstanding arrears up to March 31, 2026.
2. The Tenant was paid compensation equal to one month's rent as required by the Residential Tenancies Act, 2006 by waiving one month's rent.

It is ordered on consent that:

1. The application is amended to reflect the address as 17 Moose Drive, Manitouwadge ON P0T2C0.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
3. The last month rent deposit shall apply to the last month of the tenancy.
4. The Landlord shall waive rent for April 2026.
5. The Landlord shall waive any outstanding utilities and water heater rental charges for the remainder of the tenancy.
6. The Landlord shall waive all damages claimed.
7. There are no new damages pertaining to the unit as of March 1, 2026.
8. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 1, 2026.

April 7, 2026
Date Issued

Dillanique Knight
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.