



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109115-25

In the matter of: 21 THELMA AVE
NORTH BAY ON P1A4J9

Between: Nipissing District Housing Corp. Landlord

And

Brenda Lundrigan Tenants
Laura Jean Lundrigan

Nipissing District Housing Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Lundrigan and Laura Jean Lundrigan (the 'Tenants') because:

- 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 tenant

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

This application was scheduled to be heard by videoconference on April 7, 2026.

Landlord Legal Representative Kelly Draycott, Landlord Agent Tonya Wagner, Tenant Legal Representative Ben Brown and the Tenants attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The Tenants acknowledge the violations of the inspection order of March 20, 2025, that the Tenants received in the spring of 2025.
2. The Tenants shall get into compliance by May 15, 2026.
3. The Tenants shall not refuse any further inspections by the Landlord or the Landlord's agents. The Landlord shall give the Tenants 72 hours proper notice.

4. The tenancy shall continue if the Tenants meet the conditions from paragraphs 1 - 3 on or before May 15, 2026.
5. If the tenancy continues, the Tenants will continue to keep the same condition under s. 33 of the *Residential Tenancies Act, 2006* for an additional 12 months starting May 16, 2026, to May 15, 2027.
6. If the Tenants fail to comply with the conditions set out in paragraph 1, 2, 3 or 4 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 Tenants. 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 Tenants.
7. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
8. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

Melinda Jamieson
Hearing 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.