



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101059-25

In the matter of: BASEMENT APARTMENT, 5882 BLOOMINGTON RD
STOUFFVILLE ON L4A2X2

Between: 1078498 Ontario Ltd. Landlord

And

Mark Manders Tenant

1078498 Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Manders (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 3, 2026.

The Landlords Aldo Petrilli, Cathy Petrilli, the Landlord's representative, Maria Sturino, the Tenant and the Tenant's representative, Peter Swales attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agree:

1. The Tenant is not required to remove the orange and blue sea containers and the five trailers currently located on the property.
2. On June 1, 2026, the Landlord and Tenant shall conduct a joint inspection of the tennis court and the perimeter of the residential dwelling. including but not limited to multiple metal storage shelving units, coiled extension cords and hoses, assorted plastic containers and pails, crates and bins, loose pipes and tubing, mechanical equipment and/or components, wood pieces and scrap metal, metal framing pieces or posts, a wheelbarrow, and miscellaneous hardware and stored materials, shall be identified.
3. If the Tenant confirms that any of the identified items do not belong to him, the Landlord shall be permitted to dispose of those items without further notice.

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. The Tenant shall, on or before May 31, 2026, remove all personal property and belongings from the tennis court area and the perimeter of the residential dwelling. The items to be removed include the multiple metal storage shelving units, the coiled extension cords and hoses, the assorted plastic containers and pails, the crates and bins, the loose pipes and tubing, the mechanical equipment and/or components, the wood pieces and scrap metal, the metal framing pieces or posts, a wheelbarrow, miscellaneous hardware and stored materials, and the make shift structure affixed to home built by the Tenant.
3. The Tenant shall not relocate, transfer or store the items described in paragraph 2, or similar materials anywhere else on the residential complex property.
4. Beginning June 1, 2026, up to and including May 31, 2027, the Tenant shall ensure the tennis court and the perimeter of the residential complex shall remain clear of the items described in paragraph 2, or similar materials.
5. If the Tenant fails to comply with the conditions set out in paragraph 2, 3, 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 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.
6. Upon the Tenant's compliance with the above conditions, the Landlord's application shall be resolved.

April 10, 2026

Date Issued

Joshua Labbe

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.