



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107396-25

In the matter of: 3, 170 HICKLING TRAIL
BARRIE ON L4M 5T8

Between: Anna Moore Group on behalf of Vignahara Corp. Landlord

And

Raymond Naismith Tenant

Anna Moore Group on behalf of Vignahara Corp. (the 'Landlord') applied for an order to terminate the tenancy and evict Raymond Naismith (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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 April 2, 2026.

The Landlord's Representative, Jennifer Fiegehen, the Landlord's Agent, Kerry Coghlan and the Tenant, Raymond Naismith attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. For a period of 12 months commencing April 2, 2026, the Tenant another occupant of the rental unit, or the Tenant's guests, will not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. This includes:
 - a) The Tenant shall keep their unit in a reasonable state of cleanliness by removing the garbage weekly, keeping food properly stored and keeping the unit clutter free with clear access to windows and doors.
2. If the Tenant fails to comply with the conditions set out in paragraph (1a) 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.

3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 15, 2026
Date Issued

Tanya Speedie
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.