



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-001275-26

In the matter of: BASEMENT, 41 IROQUOIS AVE
OSHAWA ON L1G3X2

Between: NITKU MYLVAGANAM Landlord

And

KRISTINE MARIE DORSEY Tenants
KEEGHAN -DEE KRISTOPHER BEDORE

NITKU MYLVAGANAM (the 'Landlord') applied for an order to terminate the tenancy and evict KRISTINE MARIE DORSEY and KEEGHAN -DEE KRISTOPHER BEDORE (the 'Tenants') 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 Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 14, 2026.

The Landlord's Legal Representative Kimberley Covey, the Landlord, the Tenant's Legal Representative Priya Kundan, the Tenants and Tenant Support Melissa Scott (CDCD) 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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
 - (a) For a one-year period starting April 14, 2026, to April 13, 2027, the Tenants shall not make excessive noise in and/or around the rental unit or engage in disruptive behaviour. This does not include the tenants calling emergency services.

2. The Landlord agrees that any complaints he receives regarding noise and disturbances in relation to this rental unit shall be accompanied by audio or video files with time stamps.
3. While the tenants are in possession of this rental unit the parties agree that communication will be facilitated through Community Development Council Durham (CDCD) which is the tenants' support.
4. On or before May 8, 2026, the Landlord agrees to install soundproofing between the upper and lower rental units.
5. The total amount of the expense in paragraph 4 will be in accordance with the landlord's mitigation fund held at CDCD and upon approval of CDCD.
6. If the Tenant fails to comply with the conditions set out in paragraph 1 (a) 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.

April 22, 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.