



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003521-26

In the matter of: 1001 TENTH ST E
CORNWALL ON K6H7S3

Between: Pierre Meilleur Landlords
Julie Meilleur

And

Cheyanna Rae Sylvester Tenants
Michael Cook

Pierre Meilleur and Julie Meilleur (the 'Landlords') applied for an order to terminate the tenancy and evict Cheyanna Rae Sylvester and Michael Cook (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 Landlords or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket costs the Landlords have incurred or will incur to repair or replace undue damage to property.

The Landlords 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 15, 2026. The Landlords' legal representative Marie Beaupre and the Tenant Cheyanna Rae Sylvester reached an agreement and subsequently participated in mediation.

The parties reached a full agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall maintain the yard free and clear of debris, clutter, and animal waste for a period of 24 months, starting May 1, 2026.

3. Also for a period of 24 months starting May 1, 2026, the Tenants shall pay the lawful monthly rent that becomes due no later than the first business day of the month for which the rent is due.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 and/or 3 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords 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.
5. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlords the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 20, 2026
Date Issued

Isabelle Bouvier
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.