



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

File Number: LTB-L-000652-26

In the matter of: 102, 3820 TECUMSEH RD E
WINDSOR ON N8W1J2

Between: Meddco Properties Inc. Landlord

And

Michael Drake Tenant

Meddco Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Drake (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

This application was heard by videoconference on April 16, 2026 .

The Landlords agent Ms. Williams and the Tenant attended the hearing.

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. Effective April 16, 2026, and for the duration of this tenancy the following will apply:
 - (a) The Tenant agrees not to take any action(s) that will result in a leak or a flood in the rental unit.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 17, 2026

Date Issued

Suzy Franklyn
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.