



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

File Number: LTB-L-001266-26

In the matter of: 17 MOOSE RD
TIMMINS ON P4R0E5

Between: Rene Rocheleau Landlords
Maryann Rocheleau

And

Sylvie Caza Tenants
Dan Dolbec

Rene Rocheleau and Maryann Rocheleau (the 'Landlords') applied for an order to terminate the tenancy and evict Sylvie Caza and Dan Dolbec (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.

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

Landlord Legal Representative Nicky Gagnon, the Landlords, Tenant Legal Representative Amanda Migneault and the Tenants 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 Landlords and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall remove the structure from the lot on or before May 31, 2026.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 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.
4. On or before May 31, 2026, the Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.

5. If the Tenants do not pay the Landlords the full amount owing on or before May 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

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.