



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004451-26

In the matter of: 518, 315 COLBORNE ST W
WHITBY ON L1N1X4

Between: Durham Regional Local Housing Corporation Landlord

And

Graydon Colville Tenant

Durham Regional Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Graydon Colville (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.

Prior to the videoconference hearing on April 23, 2026 the parties elected to participate in Board Online Dispute Resolution on April 17, 2026 with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Lindsey Whitehouse, the Landlord Agent, Lynn Alexander, the Tenant's support person, Sindy Thompson, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

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. For a period of 12 months starting April 17, 2026 to March 17, 2027, the Tenant, the Tenant's guests and the Tenant's occupants shall:
 - a. Be fully clothed (i.e. the top and bottom of their bodies are clothed) while they are in the common areas of the property;
 - b. Not leave any furniture or scooters in any common area of the residential property;
 - c. Use garbage bags when transporting garbage from the residential unit to the garbage shoot;

- d. Not use a dustpan or reusable grocery bag to transport garbage from the residential unit to the garbage shoot;
 - e. Prevent the Tenant's dog from approaching the Landlord, the Landlord staff or anyone who the Landlord employs to make repairs in the residential unit, while such persons are in the residential unit;
 - f. Ensure that the Tenant's dog is leashed while in the common area;
 - g. Not interfere with the Landlord's right of lawful entry, as long as the Landlord provides lawful notice to the Tenant; and
 - h. Not interfere with the reasonable enjoyment of the Landlord and other Tenants in residential property.
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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$45.00	On or before May 1, 2026
\$45.00	On or before June 1, 2026
\$45.00	On or before July 1, 2026
\$51.00	On or before August 1, 2026

5. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

April 27, 2026
Date Issued

 Monica Dairo
 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.