



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

File Number: LTB-L-076673-25

In the matter of: 220, 387 WATERLOO AVE
GUELPH ON N1H6Z8

Between: The Corporation of the County of Wellington Landlord

And

Kevin McNally Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin McNally (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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 23, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Peter Schroeder, Landlord's Agent Alex Paynter and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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 36-months from the date of this order, up to and including April 27, 2029, The Tenant, the Tenant's guests, or any other individuals the Tenant invites into the rental unit shall not cause any excessive noise disturbances within the rental unit or residential complex. Such behaviour includes, but is not limited to:
 - Excessive volume from the television;
 - Acts of banging on walls, floors & ceilings;
 - Yelling & screaming;
 - Failing to prevent dog barking;
 - Throwing objects;
 - Carrying on loud conversations; and,
 - Engaging in bicycle repairs.
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 on or before June 30, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 01, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.

April 28, 2026
Date Issued

Adam Rogers
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.