



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012585-26

In the matter of: 1, 160 Baldoon Rd
Chatham ON N7L1E1

Between: Mario Abrue Landlord

And

Taylor Rushlow Tenant

Mario Abrue (the 'Landlord') applied for an order to terminate the tenancy and evict Taylor Rushlow (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.

Mario Abrue (the 'Landlord') also applied for an order requiring Taylor Rushlow (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was mediated by telephone on April 29, 2026. Paralegal, Jason Dudley, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement on the LTB Online Dispute Resolution Portal which was discussed during mediation. The parties requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General information:

1. The Landlord served the Tenant with a Form N5 Notices of Termination, effective October 20, 2025 and February 22, 2026 alleging excessive noise due to partying and fighting and damages (broken door and window).
2. The Landlord incurred costs of \$1,548.60 for the door and window and \$186.00 for filing the application, totaling \$1,734.60.
3. Pursuant to section 78 of the Act, the Tenant will ensure the actions and activities detailed in the Form N5 notices will immediately stop and will not occur over the next 12 months: April 29, 2026 to April 28, 2027.

4. Pursuant to section 78 of the Act, the Tenant will pay the Landlord \$1,734.60, by way of monthly installments due on or before the 20th of each month:
 - . \$150.00 minimum on or before the 20th of each month from May 20, 2026 to March 20, 2027 (11 months) and
 - . \$86.40 on or before April 20, 2027.

Note: The payments will first be applied to the application filing fee cost.

On consent, it is ordered that:

1. Pursuant to section 78 of the Act, the Tenant shall ensure the actions and activities detailed in the Form N5 notices will immediately stop and will not occur over the next 12 months: April 29, 2026 to April 28, 2027.
2. Pursuant to section 78 of the Act, the Tenant shall pay the Landlord \$1,734.60, by way of monthly installments due on or before the 20th of each month:
 - . \$150.00 minimum on or before the 20th of each month from May 20, 2026 to March 20, 2027 (11 months) and
 - . \$86.40 on or before April 20, 2027.
3. If the Tenant fails to comply with the conditions set out in 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.

May 13, 2026
Date Issued

Shawn Hayman
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.