



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-015189-26

In the matter of: 41, 440 COUNTY RD 8 RR#2
Lakeshore ON N0R1V0

Between: Austin Wycisk c/o MARDA Management inc. Landlord

And

Billy Brooks Tenant

Austin Wycisk c/o MARDA Management inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Billy Brooks (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 Tenant has been persistently late in paying the Tenant's rent.

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

The Landlord applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was scheduled to be heard by videoconference on May 4, 2026.

The Landlord's Legal Representative Kira Passell and the Tenant 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.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. Rent is due in full on the 1st day of the month. For 12-months starting June 1, 2026, to May 1, 2027, the Tenant shall pay the Landlord the monthly rent in full and on or before the first day of the month.
3. Starting May 4, 2026, to May 1, 2027, the Tenant shall ensure that they, their guests or other occupants of the rental unit maintain the dog under their care and control including avoiding inappropriate barking at all times which may interfere with the landlord or other tenants.
4. Starting May 4, 2026, to May 1, 2027, the Tenant shall ensure that they, their guests or other occupants of the rental unit maintain the yard free of debris and animal waste in accordance with the lease agreement and any regional bylaws.
5. If the Tenant fails to comply with the conditions set out in paragraph 2, 3 or 4 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.

May 8, 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.