



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

File Number: LTB-L-006490-26

In the matter of: 100 GARSON LAKE RD
GARSON ON P3L1A2

Between: STEADY MSAIGWA Landlord
THOKOZANI MZUNGWANA

And

DENIS LEGARE Tenant

STEADY MSAIGWA and THOKOZANI MZUNGWANA (the 'Landlord') applied for an order to terminate the tenancy and evict DENIS LEGARE (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, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises. (N5/L2).

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

STEADY MSAIGWA and THOKOZANI MZUNGWANA (the 'Landlord') {also} applied for an order requiring DENIS LEGARE (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 heard by videoconference on May 5, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Ms. Stewart.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective October 31, 2026. The Tenant's must provide vacant possession of the rental unit, on or before, October 31, 2026.
2. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after November 1, 2026.
4. Effective May 5, 2026, and for the duration of this tenancy the Tenants will not park any Trailer at the residential complex or property and that there will be no trailers used for the purpose of occupation.
5. On or before, June 3, 2026, all damages to the exterior of the property including the ruts caused by trucks and the makes shift sewer hole, will be fixed by the Tenants. The sewer hole will be emptied and properly filled in and restored in accordance with Health and Safety standards.
6. The outstanding deductible, in the amount of \$840.00, the filing fees and the arrears owing up to May 5, 2026, are in the amount of \$4,026.01. The Tenants will pay as follows:
 - (a) \$250.00 on May 14, 2026 to deductible;
 - (b) \$250.00 on May 28, 2026, to deductible;
 - (c) \$250.00 on June 11, 2026, to deductible;
 - (d) \$250.00 on June 25, 2026 to deductible and filing fees;
 - (e) \$378.25 on July 9, 2026, to arrears;
 - (f) \$378.25 on July 23, 2026, to arrears;
 - (g) \$378.25 on August 6, 2026, to arrears;
 - (h) \$378.25 on August 20, 2026, to arrears;
 - (i) \$378.25 on September 3, 2026, to arrears;
 - (j) \$378.25 on September 17, 2026, to arrears;
 - (k) \$378.25 on October 1, 2026, to arrears;
 - (l) \$378.25 on October 15, 2026, to arrears;
7. If the Tenant fails to comply with the conditions set out in paragraphs 4, 5, and or **6 (a to d only)** 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.
8. If the Tenant does not pay the Landlord the full amount owing on as in paragraph 6 above, the Tenant will start to owe interest on any outstanding unpaid arrears amount. This will be simple interest calculated from the day after any subsequent default, at 4.00% annually on the balance outstanding.

May 6, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on April 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.