



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

File Number: LTB-L-007682-26

In the matter of: Basement, 1 CHESTNUT PL
GUELPH ON N1E6L7

Between: Tim Wilson
Karen Parker
Landlords

And

Calvyn Tkacz
Jessica Farrell
Tenants

Tim Wilson and Karen Parker (the 'Landlords') applied for an order to terminate the tenancy and evict Calvyn Tkacz and Jessica Farrell (the 'Tenants') because:

- the Tenants, another occupant of the rental unit, or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege, or interest of the Landlords or another Tenant.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on May 7, 2026.

The Landlord, Karen Parker, attended with the Landlords Agent, Joel Varkey, and the Legal Representative, Barrett Beaudoin.

The Tenants were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants continues if the Tenants meet the conditions set out below.
2. Starting immediately and for a 2-year period to May 6, 2028 the Tenants shall not cause disruptions nor create loud noises/sounds that rise to the level of substantial interference

with the reasonable enjoyment of the Landlords, another Tenant, or neighbours in the neighbourhood or that rises to the level of substantial interference with lawful right, privilege or interest of the Landlords or another Tenant; which specifically include, without limiting the generality of the foregoing: yelling, swearing, loud music, fighting, slamming doors, hitting walls.

3. If the Tenants fail to comply with the condition set out in paragraph 2, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
4. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlords the full amount owing in paragraph 4 on or before September 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from September 8, 2026, on the balance outstanding at the post-judgment interest rate determined under section 207(7) of the Act.

May 20, 2026
Date Issued

Eno Ubia
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.