



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

File Number: LTB-L-022172-26

In the matter of: 17, 77 EAST STREET
ST THOMAS ON N5P2R4

Between: Endless Property Holdings Landlord

And

John Millmine Tenant

Endless Property Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict John Millmine (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.

This application was heard by videoconference on May 12, 2026.

The Landlord's Agent, Kristen Manzara and the Landlord's Representative, Brittany Stewart and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
2. The Tenant shall maintain the level of music, television, or entertainment console at a minimum after the hours of 10:00 p.m. through to 10:00 a.m. This includes the Tenant and/or any guests thereof, not yelling, shouting or screaming within the rental unit.
3. The Tenant shall clean up after his dog. The Tenant shall immediately pick up and safely dispose of any dog feces.
4. The Tenant shall clean up after his dog if his dog has an accident inside of the rental complex. The Tenant shall also notify the Landlord of any such incident immediately thereafter.
5. The Tenant understands that he is responsible for the actions of his guests and shall walk his guests out of the building and allow his guests into the building. The Tenant shall not prop the entry door open for his guests to enter the residential complex.
6. The Tenant shall not smoke inside of the rental unit. The Tenant is permitted to smoke on his balcony.

7. 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.
8. 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.

May 26, 2026
Date Issued

Ilan Shingait
Member, 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 May 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.