



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

File Number: LTB-L-003472-26

In the matter of: 3, 159 BARRIE RD
ORILLIA ON L3V 2P6

Between: Michael J. Preston Landlord

And

Bruce Coote Tenant

Michael J. Preston (the 'Landlord') applied for an order to terminate the tenancy and evict Bruce Coote (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 7, 2026.

The Landlord, Michael J. Preston, the Landlord's Agent, Lorella Colarusso and the Tenant, Bruce Coote attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant will smoke outside the rental complex.

On consent of the parties, it is ordered that:

1. For a period of 12 months commencing May 7, 2026, up to and including May 6, 2027, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. Specifically:
 - a) The Tenant shall keep the rental unit in an ordinary state of cleanliness with clear access to the doors and windows.
 - b) The Tenant shall thoroughly clean their room and any common areas that have been affected.

- c) The Tenant shall dispose and clean the common areas after the use of any food in that space.
- d) The Tenant shall allow workers to complete any cleaning in the rental unit for any scheduled appointments.
- e) The Tenant shall take the garbage outside of the rental unit to the proper garbage disposals.
- f) The Tenant shall use the proper designated bathroom facilities.
- g) The Tenant shall disinfect any arears after use to maintain a sanitary living environment.

2. If the Tenant fails to comply with the conditions set out in paragraph (1 a-g) 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 20, 2026
Date Issued

Tanya Speedie
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.