



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010132-26

In the matter of: 105, 22 AUBREY ST
BRACEBRIDGE ON P1L1N6

Between: The District Municipality of Muskoka Landlord

And

George Sorensen-Spoljarich Tenant

The District Municipality of Muskoka (the 'Landlord') applied for an order to terminate the tenancy and evict George Sorensen-Spoljarich (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 14, 2026. The Landlord's legal representative, Kelly Draycott, the Landlord's agent, Sami Murdoch, the Tenant's legal representative, Jayson Swain, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

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

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. The Tenant shall refrain from engaging in behaviour described in both N5 notices that were served to the Tenant, which includes but is not limited to making noise that interferes with the enjoyment and living of others, any aggressive behaviour towards staff or other tenants or their guests, damaging other tenants property or the Landlord's property. Compliance to the

terms described in this paragraph shall be required for a period of 12-months starting from the date of this order.

3. When the Tenant has any issues in regard to the property or common areas, the Tenant shall submit a complaint form to the Landlord through the proper channels.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
5. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before September 30, 2026.
6. If the Tenant defaults on the payment noted in paragraph 5 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

May 19, 2026
Date Issued

Sonja Richter

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.