



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008077-26

In the matter of: 210, 450A Sidney Street
BELLEVILLE ON K8P4A1

Between: MAPS DEVELOPMENT CORPORATION C/O PINNACLE Landlord
PROPERTY MANAGEMENT

And

ALLEN MARTELL Tenant

MAPS DEVELOPMENT CORPORATION C/O PINNACLE PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict ALLEN MARTELL (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

Mediation was held on May 12, 2026. The following parties participated in the mediation: The Landlord's representative, Ian MacInnis, the Tenant's representative, Justin Chong and the Tenant, Allen Martell.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that for a period of 12 months starting May 12, 2026 and continuing to May 12, 2027 inclusive:
 - a) The Tenant shall ensure that they, their occupants or guests cooperate with property management's request to move their vehicle during snow plowing at the residential complex.
 - b) The Tenant shall ensure that neither they nor their occupants or guests use rude and profane language towards the Landlord's property manager, Judy Bell or any representative of the Landlord.
 - c) The Tenant shall ensure that neither they nor their occupants or guests be intoxicated in any common area of the residential complex.

- d) Tenant shall ensure that neither they nor their occupants or guests make excessive noise in the residential complex.
 - e) The Tenant shall ensure that neither they nor their occupants or guests display any aggressive behavior towards the Landlord, Landlord's agent, Tenants or guests of the residential complex.
 - f) The Tenant shall ensure that neither they nor their occupants or guests remove any posted notices from the Landlord on the residential complex.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 21, 2026
Date Issued

Rolland Roopchand
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.