



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-096174-25-RV

In the matter of: 2, 486 Hannah Street
Midland Ontario L4R2G9

Between: Gudrun Girgis Landlord

And

Shawn Quesnelle Tenant

Review Order

Gudrun Girgis (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Quesnelle (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 resolved by order LTB-L-096174-25 issued on March 13, 2026.

On March 19, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On March 20, 2026 interim order LTB-L-096174-25-RV-IN was issued, staying the order issued on March 13, 2026.

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

The Landlord, Landlord's legal representative Kim Brock, the Tenant's legal representative Stephanie Bommhour, and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The request to review order LTB-L-096174-25 issued on March 13, 2026 is granted. The order is cancelled and replaced as follows.
2. The interim order issued on March 20, 2026 is cancelled.
3. The tenancy between the Landlord and Tenant is terminated on a non-voidable basis on June 30, 2026.

4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 July 1, 2026.
6. The last month's rent deposit shall be applied to the month of June 2026.
7. The Tenant, Tenant's guests, or Tenant's occupants will not substantially interfere with the reasonable enjoyment of other tenants on the residential complex for the remainder of the tenancy. This includes, but is not limited to, noise.
8. If the Tenant fails to comply with the conditions set out in paragraph 7 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy earlier than June 30, 2026 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.
9. Should the Landlord receive a complaint from another tenant, the Landlord shall investigate the legitimacy of the complaint prior to filing an application pursuant to section 78 of the Act.

May 19, 2026
Date Issued

Brett Lockwood
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 January 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.