



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

File Number: LTB-L-009881-26

In the matter of: 107, 143 MISSISSAUGA AVE
ELLIOT LAKE ON P5A1E3

Between: PPG Management Landlord

And

Jo-Ann Linda Belmore Tenants
Vincent Emanuele Junior Jewell

PPG Management (the 'Landlord') applied for an order to terminate the tenancy and evict Jo-Ann Linda Belmore and Vincent Emanuele Junior Jewell (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.

This application was scheduled to be heard by videoconference on May 14, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Agent, Bradyn Bortoluzzi, and the Tenant, Jo-Ann Linda Belmore (representing both Tenants), participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. For the next 24 months starting May 14, 2026:
 - The Tenants, another occupant of the rental unit, someone the Tenants permit in the residential complex or the Tenants' guests shall refrain from causing unreasonable and excessive noise disturbances. This includes yelling, shouting, screaming or participating in physical and/or verbal altercations.
 - The Tenants, another occupant of the rental unit, someone the Tenants permit in the residential complex or the Tenants' guests shall refrain from obstructing the reasonable enjoyment of other Tenants or Residents of the residential complex.
3. If the Tenants fail to comply with the conditions set out in 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 Tenants. 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 Tenants.
4. The Tenants shall pay \$186.00 to the Landlord which is the cost of the application on or before July 15, 2026.
5. If the Tenants do not pay the Landlord the full amount owing on or before July 15, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 16, 2026, at 4.00% annually on the balance outstanding.

May 25, 2026
Date Issued

Rachael Kukoyi
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.