



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

File Number: LTB-L-011313-26

In the matter of: 102, 1467 WHITES RD
PICKERING ON L1V6X1

Between: SARAH MACDONALD PLACE Landlord

And

DAVE MCLAUGHLIN Tenant

SARAH MACDONALD PLACE (the 'Landlord') applied for an order to terminate the tenancy and evict DAVE MCLAUGHLIN (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 scheduled to be heard by videoconference on May 20, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Geoff Paine and the Tenant's Representative Cheryl Burk were present.

The parties agreed that:

1. 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 Tenant continues if the Tenant meets the conditions set out below.
2. For a period of 2-years, up to and including May 19, 2028, the Tenant shall not use parking spot 108, or any other parking spot on the residential complex property for storage purposes. The Tenant shall only use parking spot 108 for the purposes of parking their car.

3. For a period of 2-years, up to and including May 19, 2028, the Tenant shall keep parking spot 108 clear of stored items and debris.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2, or 3, 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The Tenant shall pay the amount set out in paragraph 5 in accordance with the following schedule:
 - \$62.00 on or before June 01, 2026;
 - \$62.00 on or before July 01, 2026; and,
 - A final payment of \$62.00 on or before August 01, 2026.
7. If the Tenant fails to make any of the payments in accordance with paragraph 6 of this order, and by the dates required, the balance owing under paragraph 5 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.

May 26, 2026
Date Issued

Adam Rogers
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.