



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-012965-26
LTB-L-042167-26

In the matter of: 215, 212 Whites Rd Rr 204
Palmerston ON N0G2P0

Between: The Corporation of the County of Wellington Landlord

And

Michael MacDonald Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Michael MacDonald (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 Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 20, 2026.

The Landlord's Legal Representative Peter Shroader, the Landlord's Agent Alex Paynter, and the Tenant Michael MacDonald attended the hearing.

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

Agreed Facts:

1. The Landlord filed a second application to the Board, LTB-L-042167-26. This order resolves both applications.
2. The Landlord waives the application filing fees.

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. For a period of 3 years starting May 27, 2026, the Tenant shall not:
 1. Seriously impair the safety of others in the residential complex by tampering with the electrical room;
 2. Wilfully cause undue damage in the residential complex; or
 3. Refuse entry to the Landlord after being served a notice of entry under section 27 of the *Residential Tenancies Act* (2006) (the 'Act').
3. The Tenant shall pay to the Landlord \$1,248.65 for the reasonable costs the Landlord incurred to repair damage to the residential complex caused by the Tenant.
4. The Tenant shall repay the amount in paragraph 3 of this order in accordance with the following schedule:
 1. \$50.00 on or before the 1st day of each month from July 1, 2026, to June 1, 2028; and
 2. \$48.65 on or before July 1, 2028.
5. If the Tenant fails to comply with the conditions set out in this order, the Landlord may apply under section 78 of 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 27, 2026
Date Issued

Kate Sinipostolova
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.