



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

File Number: LTB-L-011549-26

In the matter of: LOWER, 130 FERNBROOK DR
WASAGA BEACH ON L9Z1G6

Between: MATTHEW O'CONNELL Landlord

And

ALISON DAWKINS Tenants
AMY DAWKINS

MATTHEW O'CONNELL (the 'Landlord') applied for an order to terminate the tenancy and evict ALISON DAWKINS and AMY DAWKINS (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 tenant

Mediation was held on May 21, 2026. The following parties participated in the mediation: The Landlord's representative Nicole Fazzari, the Landlord, Matthew O'Connell, and the Tenants, Alison Dawkins and Amy Dawkins.

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

Agreed Facts:

1. Both parties agree that the discussions which gave rise to this Order on Consent were not recorded.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
2. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. 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 November 1, 2026.
4. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall ensure that music is not being played loud to a level that may upset other tenants.
5. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall not slam doors in the rental unit or at the residential complex.
6. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall maintain cordial communication with the other Tenants, Landlord and property manager.
7. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall keep any dogs that attend the property on a leash at all times.
8. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall not interfere with any contractors carrying out work at the residential complex.
9. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall not smoke cigarettes, marijuana or any other substance in the rental unit.
10. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall maintain the rental unit in a state of cleanliness, specifically cleaning up after their cat to avoid a cat urine smell
11. For the duration of the tenancy, the Tenants, the Tenants' guests or occupants of the unit shall not put their garbage in the receptacle which is to be used by the upstairs Tenant.
12. If the Tenants fail to comply with the conditions set out in paragraphs 4 through 11 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 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.

May 29, 2026
Date Issued

Ryan Gacnik
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.