



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

File Number: LTB-L-017333-26

In the matter of: 46 BURNS DR
GUELPH ON N1H6V9

Between: Dexter Rivney Landlord

And

Ivy Toner Tenant

Dexter Rivney (the 'Landlord') applied for an order to terminate the tenancy and evict Ivy Toner (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 application was scheduled to be heard on May 19, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
3. The Landlord collected a rent deposit of \$747.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$8.60 is owing to the Tenant for the period from November 1, 2025 to May 19, 2026.
4. The parties agree to the non-voidable termination date set out in the order below.

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 July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenant shall repair and/or replace the following items on or before July 1, 2026:
 - a) The bedroom door;
 - b) The bathroom door;
 - c) The trim around the bathroom door; and
 - d) The bathroom cabinet door.
5. In the event that the Tenant does not complete the work required in paragraph 4 on or before July 1, 2026, the Tenant shall pay to the Landlord \$800.00 for the Landlord's cost of carrying out the repair/replacement work. This amount shall be paid in full on or before July 31, 2026.
6. The Tenant shall pay \$186.00 to the Landlord for the Landlord's cost of filing the application in full on or before June 1, 2026.
7. If the Tenant does not pay the Landlord the full amount owing in paragraph 6 on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Christine Leitch
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 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.