



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-036708-24

In the matter of: Main Floor, 62 GORE DR
BARRIE ON L4N5R5

Between: Anna Morelli Landlord
Thomas Morelli

And

Erin Leigh Mcgoey Tenant

Anna Morelli and Thomas Morelli (the 'Landlord') applied for an order to terminate the tenancy and evict Erin Leigh Mcgoey (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 someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Anna Morelli and Thomas Morelli (the 'Landlord') **also** applied for an order requiring Erin Leigh Mcgoey (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 July 7, 2025, October 23, 2025, and May 22, 2026.

The Landlord, the Landlord's Legal Representative Kelly Hawkes, the Tenant and the Tenant's Legal Representative Lindsay Dubois attended the hearings on July 7, 2025 and October 23, 2025.

The Landlord, the Landlord's Legal Representative Eric Steiman, the Tenant and the Tenant's Legal Representative Lindsay Dubois attended the hearing on May 22, 2026.

John Johnston attended all hearings as a witness for the Tenant.

At the May 22, 2026 hearing, the parties consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy is terminated July 14, 2028.
2. 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 July 15, 2028.
3. The Tenant shall pay to the Landlord \$3,500.00 as follows:
 - a) \$292.00 each month June 15, 2026 through April 15, 2027.
 - b) \$288.00 on or before May 15, 2027.
4. The Tenant shall also pay the Landlord the rent for the months of June 2026 through May 2027 in full, and on the fifteenth (15th) of each corresponding month, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, then:
 - a) 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.
 - b) The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.
6. This is in full and final settlement of all issues in the application.

May 28, 2026
Date Issued

Diane Wade
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.