



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012679-26

In the matter of: 210 TAMARACK ST
TIMMINS ON P4N6R1

Between: AVANEW SINGLE FAMILY RENTAL GP INC. Landlord

And

JEREMIAH SPARKS Tenant
GREGORY RICKARD

AVANEW SINGLE FAMILY RENTAL GP INC. (the 'Landlord') applied for an order to terminate the tenancy and evict JEREMIAH SPARKS and GREGORY RICKARD (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.

AVANEW SINGLE FAMILY RENTAL GP INC. (the 'Landlord') also applied for an order requiring JEREMIAH SPARKS and GREGORY RICKARD (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was scheduled to be heard by videoconference on May 27, 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 Angie Gravelle and the Tenant Jeremiah Sparks were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The Tenant has paid \$3,286.22 for utilities claimed up to April 30, 2026.
2. The filing fee incurred by the Landlord was paid by the Tenant prior to mediation.

3. The outstanding arrears owed by the Tenant is \$203.51 up to April 30, 2026.

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. The Tenant shall pay the Landlord \$203.51 for outstanding utility arrears on or before June 20, 2026.
3. The Tenant shall pay all future utilities charges on time for the remainder of the tenancy.
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.

May 29, 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.