



**Order under Section 69 / 88.1 / 89 / 90
Residential Tenancies Act, 2006**

File Number: LTB-L-017868-26

In the matter of: A, 48 Crescent Avenue
Timmins Ontario P4N4H8

Between: Colin Cauchon Landlord

And

Marcel Perron Tenant

Colin Cauchon (the 'Landlord') applied for an order to terminate the tenancy and evict Marcel Perron (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on May 27, 2026.

The Landlord, the Tenant, and the Tenant's Legal Representative Therese Menard attended the hearing.

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

Agreed Facts:

1. Marcel Perron is the only tenant of the rental unit. Nancy Brunet and Cody Brunet are occupants only, as they did not sign the tenancy agreement, pay rent to the Landlord, or communicate with the Landlord regarding tenancy issues.
2. The Tenant was removed from the rental unit by police on April 14, 2026, and is not permitted to return. The occupants remain in the rental unit.
3. The parties wished to terminate the tenancy. The Landlord withdrew the claim for daily compensation and repair costs with the intention of filing a separate application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant and all occupants must move out of the rental unit on or before May 28, 2026.
2. If the unit is not vacated on or before May 28, 2026, then starting May 29, 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 May 29, 2026.

May 28, 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.