



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-014157-26

In the matter of: 305, 150 Colborne St
Brantford ON N3T2G6

Between: John van Arragon Landlord

And

Robert Skelton Tenant
George Skelton
Russell Skelton

John van Arragon (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Skelton, George Skelton and Russell Skelton (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

This application was heard by videoconference on June 2, 2026 where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Barrett Beaudoin, The Landlord and the Tenant participated in the mediation. The Tenant, Russell Skelton spoke on behalf of all Tenants and didn't speak with Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Monthly rent is \$1,950.00 and it is due on the first of the month
2. The Landlord is waiving the filing fee of \$186.00 for this application.
3. The arrears owing until May 31, 2026 is \$3,900.00 and the Tenant agreed to resolved this within 60 days from June 2, 2026.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below during the twenty-four (24) month period starting June 2, 2026, to May 2, 2028, inclusive:

- (a) The Tenant shall ensure that the rental unit is maintained in a standard of ordinary cleanliness and in compliance with safety regulations.
 - (b) The Tenant shall comply with all proper notices of entry.
 - (c) The Tenant shall not interfere with Contractors, actively or passively when the Contractors are performing services at the unit, when proper notice of entry has been given.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.

June 11, 2026
Date Issued

Monique Browne
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.