



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

File Number: LTB-L-013557-26

In the matter of: 406, 271 LAUZON RD
WINDSOR ON N8S4L4

Between: Pruefer Court Apts Landlord

And

John Pouget Tenants
Ryan Pouget

Pruefer Court Apts (the 'Landlord') applied for an order to terminate the tenancy and evict John Pouget and Ryan Pouget (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant and because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

The application was heard by videoconference on June 1, 2026. The Landlord's legal representative, Neha Prasad, the Landlord's agent, Ira Udaskin, the Tenants, the Tenants' legal representative, Justin Levesque and the Tenants' legal representative assistant, Nicole Brown attended the hearing. Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed that 24-hour proper notice given by the Landlord to the Tenants is consider sufficient notice for the purpose of carrying out any maintenance, repairs, or inspection of the rental unit.
2. The Landlord waives the application filing fee (\$186.00).

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For the period commencing June 1, 2026 and continuing up to and including June 1, 2027, the Tenants shall not engage in abusive language directed to the Landlord or the Landlord's employees/staff. For grater clarity, curse words generally will not constitute abusive language unless directed to the Landlord and/or Landlord's employees/staff.

3. For the period commencing June 1, 2026 and continuing up to and including June 1, 2027, the Tenants shall not interfere with the Landlord and/or other Tenants reasonable enjoyment of the residential complex and/or lawful rights, privileges or interests.
4. For the period commencing June 1, 2026 and continuing up to and including June 1, 2027, the Tenants shall not willfully or negligently cause undue damages to the rental unit/residential complex.
5. For the period commencing June 1, 2026 and continuing up to and including June 1, 2027, the Tenant, Ryan Pouget, shall not made direct contact with the Landlord's Property Manager, Nancy Rabideau. If the Tenant, Ryan Pouget, needs to contact the Landlord he will do so by sending an email (no text or call) to the Landlord at the email address pcawindsor@outlook.com.
6. For the period commencing June 1, 2026 and continuing up to and including June 1, 2027, if the Tenants have any maintenance request they shall send the request to the Landlord through work order at the main office.
7. For the period commencing June 1, 2026 and continuing up to and including June 1, 2027, if the Tenants require confirmation of the maintenance request made to the Landlord they should take a picture of the work order and email it to the Landlord at the email address pcawindsor@oulook.com and request confirmation of receipt of the work order.
8. For the period commencing June 1, 2026 and continuing up to and including June 1, 2027, the Landlord's Property Manager, Nancy Rabideau shall not contact the Tenant, Ryan Pouget. Nancy Rabideau and the Landlord and/or the Landlord's employees shall schedule any maintenance/inspection to be completed in the rental unit through the Tenant, John Pouget.
9. On or before June 30, 2026, the Tenants shall pay to the Landlord \$109.80 which represents compensation for damages to the bedroom window.
10. If the Tenants fail to comply with the conditions set out in paragraphs 2 to 9 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 Tenants. 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 Tenants.

June 11, 2026
Date Issued

Floredana Ungureanu
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.