



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

File Number: LTB-L-012137-26

In the matter of: Upper, 107 CURTIS ST
ST THOMAS ON N5P1J4

Between: Bopha Paladan Landlords
Isagani Paladan

And

Christopher Trottier Tenants
Madison Kulbaba

Bopha Paladan and Isagani Paladan (the 'Landlords') applied for an order to terminate the tenancy and evict Christopher Trottier and Madison Kulbaba (the 'Tenants') 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 scheduled to be heard by videoconference on June 4, 2026.

The Landlord's Agent Amber Gross and Tenant Christopher Trottier attended the hearing. The Tenant stated they represent Madison Kulbaba. The Tenant consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application rather than participate in a merit hearing.

On consent of the parties, it is ordered that:

1. The Tenants obtained tenant insurance and emailed the Landlords a copy of this tenant insurance before the hearing.
2. The Landlord forgoes the \$186.00 cost of filing the application.

June 11, 2026
Date Issued

Melinda Jamieson
Hearing 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.