



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002849-26

In the matter of: 309 MAPLE ST E
WHITBY ON L1N2Z7

Between: Nelis VanderLinde Landlord

And

Jeffery Hickey Tenant

Nelis VanderLinde (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffery Hickey (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 parties attended a hearing on May 6, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord, the Tenant and the Tenant's support persons, Kirtika Chhatwal and Kelsy Ginman were present. The Tenant spoke to Tenant Duty Counsel prior to mediation,

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.

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 and for the next twelve consecutive months from May 6, 2026, to April 5, 2027.
 - a. The Tenant's guest, Rachael Menton, shall not attend the rental unit or complex.
 - b. The Tenant has two parking spaces.
 - c. The Tenant is not to leave scrap metal on the lawn and must use the shed.
 - d. The Tenant will cease the behaviors and activities as cited in the N5 notices of termination served on November 23, 2025, and on January 5, 2026.

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 15, 2026
Date Issued

Roxanne Theriault
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.