



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

File Number: LTB-L-024261-26

In the matter of: 25, 80 VICTORIA ST
MEAFORD ON N4L1R7

Between: Grey County Housing Landlord

And

Derwin Mercer Tenant

Grey County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Derwin Mercer (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 29, 2026.

The parties reached a proposed resolution agreement and/or requested mediation services and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on June 15, 2026 by a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Agent, Amy Young, the Tenant, and the Tenant's Representative, Dawn Lafonte, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On February 25, 2026, the Landlord gave the Tenant an N5 notice of termination.
3. The Tenant did not stop the conduct or activity nor correct the omission within seven days after receiving the N5 notice of termination. Therefore, the Tenant did not void the N5 notice of termination in accordance with s.64(3) of the *Residential Tenancies Act, 2006* (Act).
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

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.
2. Starting June 19, 2026 and for the 12-month period to June 18, 2027, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, and specifically, the Tenant:
 - i) shall keep only 1 utility trailer on the parking lot at the residential complex;
 - ii) shall ensure that all goods, materials and items in that utility trailer are sufficiently contained and properly secured at all times;
 - iii) must not leave any goods, materials or items directly on the parking lot deck, roadways, walkways or on the common area lawns at the residential complex;
 - iv) must not dispose of any unwanted, unauthorized or abandoned goods, materials or items left on or deposited near the utility trailer into the garbage bins or recycling facilities provided by the Landlord at the residential complex.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:
 - i) \$50.00 by July 1, 2026;
 - ii) \$50.00 by August 1, 2026;
 - iii) \$50.00 by September 1, 2026; and

- iv) \$36.00 by October 1, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before October 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated annually from October 2, 2026 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

June 22, 2026
Date Issued

Janice Campbell
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.