



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006082-26

In the matter of: BASEMENT, 93 DUNKIRK DR
HAMILTON ON L8K4W9

Between: MARIANNE TRUPCEVIC Landlords
IVANKA RADOCAJ

And

PAUL MARSHALL Tenants
NATHAN MARSHALL

MARIANNE TRUPCEVIC and IVANKA RADOCAJ (the 'Landlords') applied for an order to terminate the tenancy and evict PAUL MARSHALL and NATHAN MARSHALL (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 Landlords or another Tenants;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises

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 Landlords' Legal Representative, Lisa Barder, the Landlord, Marianne Trupcevic, the Tenant Paul Marshall, on behalf of both Tenants and the Tenant's support person, Kate Thring were present.

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.

The parties agreed that:

1. The Tenants will complete the form "*consent to service by email*" and to cc the Tenants' support person, on or before May 31, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants continues if the Tenants meets the conditions set out below.

- a. The Tenants will obtain full liability insurance on or before May 31, 2026.
 - b. The Tenants will pay \$339.00 for the cost of the stove replacement on or before May 31, 2026.
2. For the next 12 consecutive months from June 18, 2026, to May 18, 2027:
- c. The Tenants will behave in a manner that is respectful and courteous towards the Landlords, the Landlords' Agents, other Tenants, surrounding neighbors and contractors.
 - d. The Tenants will allow entry into the rental unit upon receiving proper notice and not interfere with the contractors.
 - e. The Tenants will abide by s.33 of the *Act*, ordinary cleanliness, inside and outside of the rental unit.
 - f. The Tenants agreed to monthly inspections for the next 3 months, upon receiving proper notice to enter.
3. If the Tenants fail to comply with the conditions set out in paragraph 1 and 2 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without giving notice to the Tenants.

June 18, 2026

Date Issued

Roxanne Theriault

Hearings Officer, Landlords and Tenants 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.