



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020103-26

In the matter of: 1538 OLD MONTREAL RD
CUMBERLAND ON K4C1G8

Between: Maxime Bedard Landlord

And

Yanky Gaetan Cadet Tenants
Ric Joseph Jean Junior
Katie Taylor

Maxime Bedard (the 'Landlord') applied for an order to terminate the tenancy and evict Yanky Gaetan Cadet, Ric Joseph Jean Junior and Katie Taylor (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

This application was heard by videoconference on June 23, 2026.

The Landlord and the Tenants Yanky Gaetan Cadet and Ric Joseph Jean Junior attended the hearing.

Determinations:

1. On January 17, 2026, the Landlord gave the Tenant an N5 notice of termination. The notice of termination alleging the Tenants and/or guests have blocked a shared driveway, installed a gazebo/structure with the Landlord's authorization and parked more than 2 vehicles on the property, all which interfere with the Landlord's lawful rights.
2. The Landlord testified to the allegations in the N5 notice and the Tenant Ric Joseph Jean Junior, speaking on behalf of all 3 Tenants, provided their evidence in relation to the allegations.
3. In making submissions at the completion of the hearing, the parties consented to a termination of the tenancy on September 30, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after October 1, 2026.

June 30, 2026
Date Issued

Brenda Mercer
Member, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on April 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.