



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

File Number: LTB-L-018170-26

In the matter of: 67 WILDER DR N
WINDSOR ON N8N2S6

Between: 23:23 Capital Inc MHC Fund I GP Inc. Landlord

And

Timothy Major Tenant

23:23 Capital Inc MHC Fund I GP Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Timothy Major (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.

The application was heard by videoconference on June 22, 2026. The Landlord's legal representative Kevin Kok, the Landlord's agent Nicole Watters, and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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.
2. On or before August 14, 2026, the Tenant shall bring the mobile home on the rental unit property into full compliance with the Order to Comply issued by the Municipality of Lakeshore on June 20, 2025. Specifically, the Tenant shall bring the mobile home into compliance by completing the following:
 - a. The Tenant shall ensure that all exterior walls are maintained in watertight conditions and in good repair so that they remain straight, level, plumb (unless otherwise designed), presenting a uniform and neat appearance free from any damaged, defective, unsecured, or deteriorated materials. The exterior should be covered and maintained with a preservative which is colour coordinated to the

exterior finish of the building or commensurate with the surrounding environment;
and

- b. The Tenant shall ensure that all exterior doors, windows, and skylights are maintained in good repair and weather tight. Rotted and defected doors, doorframes, window frames, sashes, and casings shall be renewed and defected door and window hardware, weather stripping, caulking, and broken glass shall be replaced; and
 - c. The Tenant shall ensure that a handrail be installed and maintained in good condition on at least one side of a stairway, and such handrail must be installed securely.
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 also pay to the Landlord \$186.00 for the cost of filing the application.
 5. If the Tenant does not pay the Landlord the full amount owing on or before September 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 2, 2026 at 4.00% annually on the balance outstanding.

June 26, 2026
Date Issued

Sandra Sabourin
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.