



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-072304-25

In the matter of: Lot 36, 1701 HWY 11
KILWORTHY ON P0E1G0

Between: Gadhri Investments Ontario Ltd. Landlord

And

Cheri Carpenter Tenant

Gadhri Investments Ontario Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Cheri Carpenter (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.

Prior to the hearing date, on June 23, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, Nav Gadhri, the Landlord's Legal Representative, Preston Haynes, the Tenant and the Tenant's Legal Representative, Jayson Swain, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

The Landlord shall send all communications to the Tenant at the following email addresses:

cheriwhitaker75@gmail.com

victoriasellers89@gmail.com

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. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions starting July 1, 2026 to June 1, 2027:
 - a) The tenant shall not permit any vehicles to be parked on the grass and shall ensure that the grass is properly maintained.
 - b) No inoperable vehicles are to be stored or kept on the property.
 - c) The tenant shall ensure that all burn pits are properly cleaned, that the burn pit is maintained in an ordinary state of cleanliness, and that the burn pit is cleaned on or before June 30, 2026.
 - d) The tenant shall not burn garbage in the burn pit.
 - e) No garbage is to be left on the exterior of the mobile home, except in designated garbage receptacles.
 - f) On or before June 30th the tenant shall remove the ATV which is located on the grass and relocate it to the driveway.
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 30, 2026
Date Issued

Michelle Forrester
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.

