



Order under Section 69
Residential Tenancies Act, 2006

File Number: CEL-00582-21

In the matter of: 3, 103 ALBERT STREET S
ORILLIA ON L3V5L1

Between: Jules Mckenzie Landlord

and

Kristy Mccarthy Tenant

Jules Mckenzie (the 'Landlord') applied for an order to terminate the tenancy and evict Kristy Mccarthy (the 'Tenant') because the Tenant or her guests have substantially interfered with the reasonable enjoyment of other tenants in the residential complex.

This application was heard in Passcode: 930 1136 4636# on September 2, 2021. Only the Landlord attended the hearing.

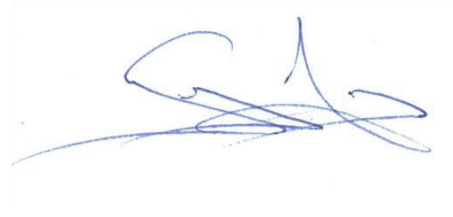
Determinations:

1. The Tenant's neighbour has complained to the Landlord about loud parties with yelling and suspected drug activities, taking place at various times, both day and night. The neighbour complains that these activities are substantially interfering with her reasonable enjoyment of the rental unit. The neighbour has been intimidated by the Tenant's guests and feels unsafe in the common area of the residential complex.
2. Based on the uncontested testimony, I find the Tenant and her guests are substantially interfering with the reasonable enjoyment of other tenants' occupation of the residential complex.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, as of September 18, 2021. The Tenant must move out of the rental unit on or before September 18, 2021.

2. If the Tenant does not vacate the rental unit on or before September 18, 2021 then starting September 19, 2021 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 Officer (Sheriff) is directed to give vacant possession to the landlord.



Greg Joy
Member, Landlord and Tenant Board

September 7, 2021
Date Issued

Central-RO
3 Robert Speck Pkwy, 5th Floor
Mississauga ON L4Z2G5

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 expires on March 19, 2022 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.