



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

File Number: LTB-L-087876-25

In the matter of: 14, 265 CEDAR ST
SUDBURY ON P3B1M8

Between: 1732849 Ontario Inc. Landlord

And

Kim Thirion Tenant

1732849 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Kim Thirion (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.

This application was scheduled to be heard by videoconference on December 8, 2025. Instead, the Landlord, Ryan Minor, and the Tenant participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

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. For the period between January 2026 and January 2027, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

For greater clarity, the Tenant, another occupant of the rental unit, or someone the Tenant permits in the residential complex,

- will not allow any unauthorized guests into the residential complex;
- will not enter the residential complex via the fire escape; and
- will not bring bicycles into the residential complex.

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. This order on consent is in full and final settlement of this application.

January 7, 2026

Date Issued

Shadiyah Stoute

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.