



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

File Number: LTB-L-090141-25

In the matter of: UNIT 4, 3192 VIVIAN LINE 37
STRATFORD ON N5A0J8

Between: Byron Lindner Landlord

And

Anita Russel Tenants
Cheryl Currie

Byron Lindner (the 'Landlord') applied for an order to terminate the tenancy and evict Anita Russel and Cheryl Currie (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 January 7, 2026. The Landlord, Represented by Barrett Beaudoin, and Tenant Anita Russel, attended the hearing.

Agreed Facts:

1. If the Tenants wish to acquire another dog, the Tenants must follow the rules found in the Condominium Bylaws, a copy of which have been provided to the Tenants, and the Tenants must provide 60 days' notice in advance to the Landlord of any intention to acquire an additional dog.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. On or before February 1, 2026, the Tenants shall ensure only one dog, that dog being a cross-breed Bulldog/Chocolate Lab named "Bear", shall reside in the rental unit.
3. If the Tenants fail 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 Tenants. 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 Tenants.

January 12, 2026
Date Issued

Jane Dean
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.