



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

File Number: LTB-L-104183-25

In the matter of: 503, 87 COMPTON ST
KINGSTON ON K7K5Z3

Between: Skyline Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Randi Levson Tenant

Skyline Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Randi Levson (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 6, 2026.

The Landlord's legal representative Shannon Kiekens, the Landlord's agent, the Tenant's legal representative (TDC) Lauren Thompson and the Tenant attended the hearing.

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 a two-year period commencing on January 6, 2026, the Tenant shall:
 - a) On or before January 12, 2026, arrange for a third party to complete a deep clean the rental unit.
 - b) Commencing February 1, 2026, the Tenant will continue to have the rental unit cleaned on a bi-weekly basis by a third-party cleaning company.
 - c) Provide the Landlord with written proof that a third-party cleaner is continuing to provide the service, this can be done by way of an invoice or any other documented proof of the service rendering.
3. The Tenant shall also pay to the Landlord the cost of the application filing fee on or before June 30, 2026.

4. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
5. If the Tenant fails to comply with any of 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.

January 13, 2026
Date Issued

Alicia Johnson
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.