



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-081299-25

In the matter of: 1, 74 HUBBARD BLVD
TORONTO ON M4E 1A5

Between: 251243 Holdings Ltd. Landlord

and

Julie Crossen Tenant
Neal Flewelling

251243 Holdings Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Julie Crossen and Neal Flewelling (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.

The parties attended a hearing scheduled on January 12, 2026 by videoconference.

The Landlords' Representative Mohammed Jacquesson and Tenant Neal Flewelling, who had authorization to consent on behalf of the other Tenant, engaged in private settlement discussions. Parties reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

Tenant Neal Flewelling received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) Tenant Neal Flewelling is the superintendent for this building.
- 2) Cameras are being installed in common areas of the building.
- 3) The Landlord will install door seals on the entry doors for all rental units.
- 4) "No Smoking" signs will be installed in all common areas of the building.
- 5) A designated smoking area will be created outside the building.

6) All Tenants will be notified of these changes.

It is ordered on consent of the parties:

1. On the day of the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

January 16, 2026
Date Issued

Denise Hannivan
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.