



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107857-25

In the matter of: 306, 78 HOLLY ST
TORONTO ON M4S3C9

Between: ST. MARGARET'S TOWERS INC. Landlord

And

SHANICE WILLIMAR Tenant

ST. MARGARET'S TOWERS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict SHANICE WILLIMAR (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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

ST. MARGARET'S TOWERS INC. (the 'Landlord') also applied for an order requiring SHANICE WILLIMAR (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on January 13, 2026.

The Landlord's agent Sandra Smith, the Landlord's Legal Representative Geoff Paine 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 the duration of the tenancy, the Tenant shall refrain from (a) screaming, yelling, or banging on any doors to cause a disturbance, (b) using any weapon, or any object intended to be used as a weapon, on any door, (c) attempting to gain uninvited entry to

other units, (d) threatening or making threatening gestures to the Landlord's agents, other residents or occupants, and/or (d) engaging in any other similar behaviour, within the residential complex, as described in the N6 and N7 notices of termination.

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.
4. 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application, as follows:
 - (i) \$50.00 on February 15, 2026 and then \$50.00 on the 15th of every month after for 10 consecutive months until November 15, 2026, and
 - (ii) \$19.80 on December 15, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before December 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 27, 2026 at 4.00% annually on the balance outstanding.

January 15, 2026

Date Issued

Elle Venhola

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.