



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

File Number: LTB-L-083650-25

In the matter of: B, 125 CAYER ST
ST ALBERT ON K0A3C0

Between: Luc Alexis Landlord

And

William Byberg Tenant

Luc Alexis (the 'Landlord') applied for an order to terminate the tenancy and evict William Byberg (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 application was scheduled to be heard on January 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

In addition to the agreed upon terms set out in this order below, the parties agreed that:

- There is no rent deposit for this tenancy.
- The Landlord and the Tenant will not cause any unreasonable or excessive noise disturbances, and they will treat one another in a respectful manner for the duration of this tenancy. The parties acknowledge that this includes responsibility for any occupant(s) and anyone they permit in the residential complex.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 14, 2026.

2. For the duration of the tenancy, the Tenant, any occupant(s) of the rental unit, and any person permitted in the residential complex shall:
 - a) Not smoke in the rental unit or anywhere on the property, with the following exception: Individuals are only permitted to smoke inside their vehicle only if the vehicle is parked on the bottom third portion of the driveway.
3. If the Tenant fails to comply with the conditions set out in paragraph #2 above, 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 earlier than June 14, 2026. 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. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 15, 2026.

January 23, 2026
Date Issued

Nancy Fahlgren
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 15, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.