



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-073125-25

In the matter of: 21, 110 STEWART ST
OTTAWA ON K1N6J6

Between: Parkview Management Landlord

And

Thomas Alexander Phelps Tenant

Parkview Management (the 'Landlord') applied for an order to terminate the tenancy and evict Thomas Alexander Phelps (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.

This application was scheduled to be heard by videoconference on December 17, 2025. Instead, the Landlord's Legal Representative, Anne Skelly, the Landlord's Agent, Charlina Curran, and the Tenant participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the period between January 2026 and January 2027, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

For greater clarity, the Tenant, another occupant of the rental unit, or someone the Tenant permits in the residential complex,

- will not smoke in the rental unit;
 - will not slam, kick or bang doors; and
 - will refrain from screaming, yelling and use of foul language
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. 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. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 21, 2026
Date Issued

Shadiyah Stoute
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.