



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074098-25

In the matter of: 210, 32 FLINDALL ST
TRENTON ON K8V6S8

Between: QUINTE WEST NON PROFIT HOUSING CORP Landlord

And

ERICA VARLEY Tenant

QUINTE WEST NON PROFIT HOUSING CORP (the 'Landlord') applied for an order to terminate the tenancy and evict ERICA VARLEY (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 agent, Leah Davis, and the Tenant engaged in private settlement discussions. 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 1, 2026 to January 1, 2027, the Tenant shall keep their dog on leash while outside the unit.
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. This order on consent is in full and final settlement of this application.

January 22, 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.