



AMENDED ORDER

Order under Section 69
Residential Tenancies Act, 2006
and Section 21.1 of the **Statutory Powers Procedure Act**

File Number: LTB-L-079362-25-AM

In the matter of: MAIN, 145 BOSTON AVENUE
TORONTO ON M4M2T8

Between: Jeffrey Reed Landlord

And

Cassandra Jones Tenants
Charlotte Jones

Jeffrey Reed (the 'Landlord') applied for an order to terminate the tenancy and evict Cassandra Jones and Charlotte Jones (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants remained in the unit after the termination date.

This application was mediated by videoconference on December 3, 2025.

The Landlord attended with Legal Representative, Eric Steiman. The Landlord's support person, Erin Carlson, also attended.

The Tenant, Charlotte Jones, attended on behalf of both Tenants and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

This amended order is issued to correct a clerical error in the order issued on December 15, 2025. For ease of reference, the amendment will be bolded and underlined. The rest of the order remains unchanged.

The parties agree:

1. The Landlord waives the application filing fee.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 3, 2027.
2. If the unit is not vacated on or before June 3, 2027, then starting June 4, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 4, 2027.
4. If the Tenants do not vacate the rental unit on or before June 3, 2027, the Tenants shall owe the Landlord \$82.22 per day starting June 4, 2027 and continuing until the date the Tenants vacate the rental unit.

Additional Conditions

5. For the remainder of the tenancy:
 - a) The Tenants shall not engage in any screaming, yelling or arguing loud enough to be heard by other tenants; and
 - b) The Tenants shall not produce any foul chemical odour such as the odour produced by crack cocaine.
6. If the Tenants fail to comply with the conditions set out in paragraph **5 a) and/or 5 b)** 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 Tenants prior to June 3, 2027. 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 Tenants.

December 15, 2025
Date Issued

Angela McLaughlin
Hearings Officer, Landlord and Tenant Board

February 2, 2026
Date Amended

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 Tenants expires on December 4, 2027 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.