



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

File Number: LTB-L-088257-25

In the matter of: 324, 175 ZOO PARK RD
WASAGA BEACH ON L9Z0H9

Between: SIMCOE COUNTY HOUSING CORPORATION Landlord

And

ASHLEY SMITH Tenant

SIMCOE COUNTY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict ASHLEY SMITH (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.

This application was heard by videoconference on January 28, 2026.

The Landlord's Agent Kristen Wilson, and the Tenant attended the hearing. The Tenant declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agree that:

1. The Tenant participated in unlawful behaviour, while within the rental unit at the residential complex and was formally charged by the OPP for her conduct.

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. The Tenant shall refrain from engaging in any of the following behaviours while on the property at 175 Zoo Park Road, including all common areas and within the Tenant's rental unit from the date of this order to January 31, 2027:
 - a. All forms of threats, physical assault, verbal assault, towards other tenants, occupants, guests or employees of the Landlord, which include but is not limited:
 1. Yelling, screaming, or engaging in loud or aggressive verbal exchanges.
 2. Banging on walls, doors, or other surfaces in the rental complex.

3. Any physical altercation or act of violence directed toward another individual in the rental complex.
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.

January 30, 2026
Date Issued

Panagiotis P. Roupas
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.