



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

File Number: LTB-L-107798-25

In the matter of: 507, 24 HELEN AVE
BRANTFORD ON N3T 5Y8

Between: Skyline Real Estate Holdings Inc. c/o Skyline Living Landlord

and

Mai-Linn Francis Tenants
Egbert Smith

Skyline Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Mai-Linn Francis and Egbert Smith (the 'Tenants') because the Tenants or another occupant of the rental unit have committed an illegal act or have carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on January 29, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlord's Representative RJ Edwards, the Landlord's Agent Kristen Campos, and the Tenant Mai-Linn Francis, who had authorization to consent on behalf of the other Tenant, participated in mediation. Tenant Mai-Linn Francis received legal advice about this application.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent, including waiving their right to a hearing.

Agreed Facts:

- 1) The LTB videoconference hearing scheduled for March 24, 2026 is cancelled.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For a period of two (2) years from January 29, 2026 to January 28, 2028, the Tenants, another occupant of the rental unit, or the Tenants' guests shall not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or

reasonable enjoyment of the residential complex. More specifically, the Tenants or another occupant or guest of the Tenants' rental unit **shall refrain from** engaging in the behaviours described in the N6 Notice of Termination dated December 18, 2025, including but not limited to the theft of items that don't belong to them.

3. If the Tenants fail 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 Tenants. 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.
4. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. This order is in full and final settlement of this application.

February 5, 2026
Date Issued

Denise Hannivan
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.