



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-107780-25-SA

In the matter of: 35, 41 FREELAND AVE
BOWMANVILLE ON L1C4V3

Between: Durham Region Non Profit Housing Corporation Landlord

And

Shawna Mason Tenant

Durham Region Non Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Shawna Mason (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on May 6, 2025 with respect to application LTB-L-009614-25-SA.

The Landlord's application was resolved by order LTB-L-107780-25, issued on January 8, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-107780-25.

This motion was heard by videoconference on February 2, 2026.

The Landlord's Agent, G. Teoh, and the Tenant attended the hearing. The Tenant consulted with Tenant Duty Counsel prior to the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-107780-25, issued on January 8, 2026, is granted.
2. Order LTB-L-107780-25, issued on January 8, 2026, is set aside and cannot be enforced.
3. The previous order issued on May 6, 2025 with respect to LTB-L-009614-25-SA is amended as follows:

[1] The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

[2] The Tenant shall ensure that their dogs are leashed and under the Tenant's control at all times.

[3] The Tenant, occupants, and/or guests of the Tenant shall not interact with the tenants from unit 36. This includes not engaging in yelling or using profane or derogatory language towards unit 36 itself.

[4] The Tenant shall refrain from excessive noise including excessive yelling, screaming, dog barking or use of profanity lasting more than 30 minutes.

[5] The terms set out in paragraphs 2 to 4 of this order will remain in effect for a period of 12 months beginning **October 31, 2026**.

[6] If the Tenant fails to comply with the conditions set out in paragraphs 2 through 4 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.

February 6, 2026

Date Issued

Lisa Del Vecchio

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.