



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086482-25

In the matter of: 211, 130 GRANGE ST
GUELPH ON N1E6L5

Between: The Corporation of the County of Wellington Landlord

And

Pamela Carabott Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Pamela Carabott (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 January 12, 2026. The Landlord's legal representative, Peter Schroeder, an Agent for the Landlord, Michelle Ascencio and the Tenant's support person, Paula Zaludek and the Tenant attended the hearing and participated in mediation.

Prior to 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.

Agreed facts:

1. The parties agree that the Landlord is waiving the application filing fee of \$186.00.

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:
 - For a period of 36 months commencing January 13, 2026, through to December 13, 2028, the Tenant shall ensure that neither they nor their occupants or guests substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant by engaging in the following behaviours:
 - a. Smoking in the rental complex;
 - b. At any time, making any excessive noises including dog barking, yelling, screaming, pounding, hammering and loudly knocking on other tenants' doors; and

- c. Allowing pets to relieve themselves in the rental complex or on the balcony of the rental unit.
2. If the Tenant fails to comply with the conditions set out in 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 9, 2026

Date Issued

Britney Sooknanan

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.