



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096871-25

In the matter of: 43, 806 SHELBORNE ST
LONDON ON N5Z5A5

Between: M. F. ARNSBY PROPERTY MANAGEMENT Landlord

And

Destiny McCarty Tenant

M. F. ARNSBY PROPERTY MANAGEMENT (the 'Landlord') applied for an order to terminate the tenancy and evict Destiny McCarty (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 heard by videoconference on February 3, 2026. Before the start of the hearing the Landlord's Representative, Kevin Kok, the Tenant's Representative, Nazia Fahreen, and the Tenant, Destiny McCarty, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Agreed Facts:

1. If the Tenant is compliant with the move out inspection and compliant with the terms below, the Landlord conditionally agrees to transfer the Tenant to another unit in its profile on April 1, 2026.

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. For a period of 12 months, commencing February 3, 2026, to February 2, 2027, the Tenant shall ensure all guests, occupants and/or invites refrain from causing excessive noise in the rental unit that disturbs other Tenants.
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.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026

Date Issued

Sumathi Dhanapal

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.