



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096824-25

In the matter of: Unit 218, 250 QUEEN ST E
FERGUS ON N1M2Y6

Between: Skyline Real Estate Holdings Inc., C/O Skyline Living Landlord

And

Erin McCarthy Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Erin McCarthy (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, Shannon Kiekens, and the Tenant, Erin McCarthy, 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.

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, starting February 3, 2026, the Tenant shall ensure that neither they nor their, occupants, and/or guests shall smoke in the unit or residential complex, unless it is in the designated smoking area.
3. For a period of 12 months, starting February 3, 2026, the Tenant shall ensure that neither they nor their, occupants, and/or guests shall have any screaming, shouting and/or swearing emanating from the rental unit.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 and 3 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

6. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

February 10, 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.