



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-023987-25

In the matter of: 101, 3590 PETER ST
WINDSOR ON N9C1J5

Between: Skyline Living Landlord

And

Jodi-Mae Richardson Tenant

Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Jodi-Mae Richardson (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

Skyline Living (the 'Landlord') also applied for an order requiring Jodi-Mae Richardson (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on January 29, 2026. Before the start of the hearing the Landlord's Representative, Shannon Kiekens, the Tenant's Support, Sarah Warner, and the Tenant, Jodi-Mae Richardson, 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.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord will make best efforts to advise the legal clinic when notice has been given for entry for pest control matters, to ensure the legal clinic can reach out to the Tenant to provide further assistance.
2. The Landlord agrees to waive the application filing fee, so long as the Tenant abides to the conditions set out below.

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 12 months, starting January 29, 2026, to January 28, 2027.
2. The Tenant, guests and/or occupants shall not deny entry into the unit when a Notice of Entry is issued with sufficient notice by the Landlord; and
3. The Tenant, guests and/or occupants shall prepare the rental unit for pest control treatment.
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 pay \$644.10 to the Landlord, on or before December 31, 2026, for damages.
6. If the Tenant does not pay the Landlord the full amount owing on or before the dates listed above, the Tenant will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.

February 12, 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.

