



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-095237-25

In the matter of: 506, 151 ST. GEORGE ST
TORONTO ON M5R2L9

Between: Hollyburn Properties Limited Landlord

And

Marta McKenzie Tenant

Hollyburn Properties Limited (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Marta McKenzie (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on February 12, 2026. Sabrina Marchionne, licenced paralegal, represented the Landlord. Alex Kasic, property manager, attended on behalf of the Landlord. The Tenant attended and was self-represented. The Tenant's mother, Mary Ann McKenzie, attended as support for the Tenant.

The parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order 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.
2. The Tenant shall not create excessive noise on the residential complex, this includes yelling and banging.
3. The Tenant shall not engage in yelling and screaming at other tenants, the Landlord or any agent of the Landlord while on the residential complex.
4. The Tenant shall keep the door of her rental unit closed with the exception of entering and exiting the unit.
5. The Landlord waives the \$186.00 application filing fee.

6. For the duration of the tenancy, if the Tenant fails to comply with the conditions set out in paragraph 2, 3 or 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 26, 2026
Date Issued

Joanne Lolato
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.