



Order under Section 69 utilizing Section 78 Residential Tenancies Act, 2006

File Number: LTB-L-080875-25

In the matter of: 552, 72 JAMES ST N
HAMILTON ON L8R2K5

Between: 1000870452 Ontario Inc. Landlord

And

Patricia Morrison Tenant

1000870452 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Patricia Morrison (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 January 7, 2026.

The Landlord's agent Brenden Hewko, and the Tenant attended the hearing.

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 Landlord agrees to waive the \$186.00 application filing fee.
3. The Tenant shall not smoke inside the rental unit for a period of at least twelve months as of the date of the hearing.
4. If the Tenant fails to comply with the conditions set out in paragraph **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.

February 25, 2026
Date Issued

Terri van Huisstede
Member, 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.