



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108964-25

In the matter of: LL04, 40 QUEEN ST
BRANTFORD ON N3T 3B2

Between: City of Brantford Landlord

And

Tanya Toth Tenants
Chris St. Denis

City of Brantford (the 'Landlord') applied for an order to terminate the tenancy and evict Tanya Toth and Chris St. Denis (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 parties engaged in settlement discussions during the online negotiation stage of the application. Agent of the Landlord, Nicole Murray, the Tenants and the Tenants' Legal Representative, Adam Christmas, participated. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement via email and requested an Order on Consent.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenants, any occupants and/or guests will not prop open or permit guests to prop open doors at 40 Queen St.;
2. The Tenants, any occupants and/or guests will not pull-on locked doors or cause damage to the property in order to gain access to any areas of 40 Queen St.;
3. The Tenants shall escort guests at all times, including to and from the entrance to LL04 or any common areas of the residential complex;
4. The Tenants shall ensure that any guests of the rental unit will not be permitted to roam the building without either of the Tenants present;

5. The Tenants, any occupants and/or guests will not provide access to 40 Queen St. to those who knock on their unit window.
6. If the Tenants fail to meet the terms, as per paragraphs 1 - 5 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenants' failure to meet this term.
7. The Tenants shall pay the \$186.00 application filing fee as follows:
 - \$50.00 on or before March 1, 2026;
 - \$50.00 on or before April 1, 2026;
 - \$50.00 on or before May 1, 2026;
 - \$36.00 on or before June 1, 2026.
8. If there is a breach in payment as per paragraph 7 above, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

February 24, 2026
Date Issued

Susan Parsons
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.