



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

File Number: LTB-L-096310-25

In the matter of: 306, 78 HOLLY ST
TORONTO ON M4S3C9

Between: St. Margaret's Towers Inc. Landlord

And

Shanice Willimar Tenant

St. Margaret's Towers Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shanice Willimar (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 mediated by videoconference on February 17, 2026.

The Landlord Representative Geoff Paine, the Landlord Sandra Smith and the Tenant Shanice Willimar, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the duration of the tenancy the Tenant and their guests shall not:

- a) Engage in excessive screaming or yelling within the residential complex.
 - b) Strike, knock, or otherwise bang on the doors of other residents.
 - c) Create excessive noise that is likely to disturb or interfere with the quiet enjoyment of other residents within the residential complex.
 - d) Expose their person or engage in any act of indecent exposure within any common areas of the residential complex.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
 4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before April 30, 2026.
 5. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

February 27, 2026
Date Issued

Sarah Harriman
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.