



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100054-25

In the matter of: 3, 10 GREEN BAY RD
NOELVILLE ON P0M2N0

Between: Cathy and Chris Baynham Landlords

And

Kim Corriveau Tenants
Stephen Galbraith

Cathy and Chris Baynham (the 'Landlords') applied for an order to terminate the tenancy and evict Kim Corriveau and Stephen Galbraith (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 Landlords or another tenant.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on February 26, 2026. Christine Stewart, licenced paralegal, represented the Landlords. The Tenants attended and were self-represented.

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 application is amended to correct the last name of Tenant, Stephen, from **Corriveau** to **Galbraith**.
2. The tenancy between the Landlords and the Tenants continues if the Tenants meet the conditions set out below.
3. The Tenants, occupants, and guests of the rental unit shall not cause excessive noise that would substantially interfere with the reasonable enjoyment of the Landlords or other tenants, this includes but is not limited to, yelling, screaming, dogs barking or howling.
4. The Tenants, occupants, and guests of the rental unit shall not smoke on the residential complex, this includes inside the rental unit and on the deck of the rental unit.
5. Any dogs of the Tenants, occupants or guests shall be on a leash while in the common areas of the residential complex.

6. If the Tenants fail to comply with the conditions set out in paragraph 3, 4 or 5 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
7. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.
8. If the Tenants do not pay the Landlords the full amount owing on or before March 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 3, 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.