



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097927-25

In the matter of: 30, 1525 Ritson Road South
Oshawa ON L1J 3M3

Between: Durham Regional Local Housing Corporation Landlord

And

Shiloh Thompson Tenant

Durham Regional Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Shiloh Thompson (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 scheduled to be heard by videoconference on February 25, 2026. The Landlord's Representative, Megan Rusnell, the Landlord's Agent, Kaye Bandfield and the Tenant, Shiloh Thompson, advised that the parties had reached an agreement. The Tenant did seek legal advice prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

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. For a period of twelve (12) months starting February 25, 2026, to January 24, 2027, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall:
 - a) Not play loud music, make loud noises, slam doors and will avoid creating excessive or disruptive noises that may disturb other residents.
 - b) Not allow the dog to excessively or persistently bark between the hours of 11:00pm to 7:00am.
 - c) Take all reasonable steps to prevent late-night disturbances, including but not limited to keeping the dog indoors during quiet hours, providing proper supervision, and using calming or containment measures as needed.

- d) Ensure that the dog's behaviour does not substantially interfere with the reasonable enjoyment of other residents.
 - e) Allow the Landlord entry to the rental unit for inspection and to carry out repairs or do work in the rental unit upon receiving at least 24 hours prior notice. During inspections, the Tenant agrees to ensure their dogs are restrained and/or locked up.
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.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 24, 2026, at 4.00% annually on the balance outstanding.

March 12, 2026
Date Issued

Pauline Brewster
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.