



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097396-25

In the matter of: 8, 8066 centre street
alvinston ON N0N1A0

Between: Mary VanderWal Landlord
Larlyn Property Management

And

Tayler Stewart Tenant

Mary VanderWal and Larlyn Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Tayler Stewart and Jordan Shillington (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, Amanda Winch and the Tenant, Tayler Stewart, advised that the parties had reached an agreement. The Tenant did not 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, it is ordered that:

1. Tenant Jordan Shillington is removed as a party to this application.
2. The tenancy between the Landlord and the Tenant continue if the Tenant meets the conditions set out below.
3. For a period of twelve (12) months starting March 1, 2026, to February 28, 2027, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall **not** :
 - a) Engage in any aggressive, intimidating or threatening conduct towards anyone in the residential complex,
 - b) Engage in yelling, physical posturing or physical altercations in the common areas of the residential complex,
 - c) Slam the doors in a manner that disturbs the other residents of the residential complex, and

4. For a period of twelve (12) months starting March 1, 2026, to February 28, 2027, inclusive, the Tenant shall take reasonable steps to ensure the Tenant's animals do not make excessive noise
5. If the Tenant fails to comply with any of the conditions set out in paragraphs 3 or 4 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 Tenants. 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.

March 11, 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.