



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

File Number: LTB-L-105207-25

In the matter of: 401, 77 WASHINGTON CRES
ELLIOT LAKE ON P5A2L6

Between: ELLIOT LAKE RETIREMENT LIVING Landlord

And

AMBER MCPHEDRAN Tenant

This application was heard by videoconference on March 12, 2026.

The Landlord's Representative, Douglas Kearns and the Tenant, Amber McPhedran attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. For a period of 12 months, commencing March 12, 2026, the Tenant, another occupant of the rental unit, or the Tenant's guests, will not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. This includes:
 - a) The Tenant shall not use the stairway outside her rental unit as a living space. The Tenant shall keep her dog on a leash at all times while in the stairway and shall refrain from engaging in telephone conversations in the stairway.
 - b) No excessive noise of dog barking in the rental unit.
 - c) The Tenant shall not engage in yelling, confronting or filming other Tenants.
 - d) The Tenant shall not engage in stomping on the stairs in the residential complex and within the residential unit.
 - e) The Tenant shall not move furniture or make excessive noise after 6:00pm.
2. If the Tenant fails to comply with the conditions set out in paragraph (1 a-e) 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.

March 19, 2026
Date Issued

Tanya Speedie
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.