



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103861-25

In the matter of: 305, 27 CAMBRIDGE ST
CAMBRIDGE ON N1R3R8

Between: WIGWAM PROJECT Landlord

And

KATHERINE SCHNELZER Tenant

WIGWAM PROJECT (the 'Landlord') applied for an order to terminate the tenancy and evict KATHERINE SCHNELZER (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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

Prior to the videoconference hearing on March 18, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Crystal Nadiwan, the Landlord Agent, Carolyn Green, the Tenant's Representative, Joel Yinger, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am 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 12-month period starting March 18, 2026 up to and including February 18, 2027:
 - A. The Tenant's dog, Puzzles, shall be leashed, muzzled and supervised while in the common areas of the building.

- B. The Tenant shall not gather in groups directly in front of the exits and entrances of the residential building such that those exits and entrances are blocked.
 - C. The Tenant shall not keep things in the hallway for longer than 30 minutes.
 - D. The Tenant shall not clean the Tenant's personal items in the hallway.
 - E. The Tenant, the Tenant's invited guests, and the Tenant's occupants, shall not insult Landlord staff or security.
 - F. The Tenant shall not to be found guilty by the City of Cambridge of a breach of by-law specifically regarding noises or other disturbances within the residential property.
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.

March 23, 2026
Date Issued

Monica Dairo
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.