



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-079840-25-SA

In the matter of: 513, 93 COMPTON ST
KINGSTON ON K7K5Z4

Between: Skyline Real Estate Holdings Inc. C/O Landlord
Skyline Living

And

Elizabeth Kennedy Tenant

Skyline Real Estate Holdings Inc. C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Kennedy (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 27, 2025 with respect to application LTB-L-004815-25-SA.

The Landlord's application was resolved by order LTB-L-079840-25, issued on October 1, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-079840-25.

This motion was heard by videoconference on March 19, 2026. The Landlord's representative Shannon Kiekens, and the Tenant represented by William Florence, attended the hearing.

The Landlord consents to the Tenant's motion to set aside. At the hearing the parties consented to the following order.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-079840-25, issued on October 1, 2025, is granted.
2. Order LTB-L-079840-25, issued on October 1, 2025, is set aside and cannot be enforced.
3. Order LTB-L-004815-25-SA is cancelled and replaced with the following:
4. For a two-year period commencing March 19, 2026 and continuing through March 18, 2028, the Tenant, the Tenant's guests, or an occupant of the rental unit, shall not smoke in the rental unit. Smoking is only permitted on the balcony or in the designate outdoor smoking area.

5. In the event the Tenant fails to comply with the conditions set out in paragraph 4 above, the Landlord shall be entitled to apply to the Board, no later than 30 days after a breach of this Order, without notice to the Tenant, for an Order terminating the tenancy and evicting the Tenant, pursuant to Section 78 of the Residential Tenancies Act, 2006.

March 27, 2026

Date Issued

Greg Joy

Member, 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.