



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

File Number: LTB-L-095809-25-AM

In the matter of: 117 JAMES ST
KINGSTON ON K7K1Z5

Between: Shona De Jong Landlord

And

Deborah Schuurmans Tenant

Shona De Jong. (the 'Landlord') applied for an order to terminate the tenancy and evict Deborah Schuurmans (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 heard by videoconference on February 12, 2026. The Landlord's legal representative Bruce Parsons, The Landlord, and the Tenant were present.

The parties reached consent during mediation. I am satisfied that the parties understood the terms of this order.

This amended order is issued by DRO Maryam Cooper to correct clerical error in the original order issued on February 20, 2026

It is agreed that:

The Landlord will serve the Tenant with legal written notice of entry with at least 24 hrs prior to the visit, the notice must include, time, date, reason for the visit, with 4 hrs window of inspection between 8:00AM to 8:00PM.

The Tenant claims that she is a residential piano teacher.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below for six (6) months from the date of this order.

2. The Tenant shall provide the Landlord with music insurance policy on or before March 12, 2026, and this policy shall indicate the Tenant is a residential piano teacher.
3. The Tenant shall comply with City of Kingston bylaws when operating as a residential piano teacher, including but not limited to noise bylaws, and other limitations.
4. The Tenant shall remove shelving installed in the bathroom and bedroom upstairs, remove screws and fix the wall on or before March 12, 2026.
5. The Tenant shall refrain from storing any **items** next to the radiators, radiator's covers and allow the air circulation around the radiators.
6. If the Tenant fails to comply with the conditions set out in 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 Tenants.

February 20, 2026
Date Issued

Maryam Cooper
Hearings Officer, Landlord and Tenant Board

April 10, 2026
Date Amended

Maryam Cooper
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.

