



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109100-25

In the matter of: 216, 995 16TH ST E
OWEN SOUND ON N4K6A8

Between: Skyline Living Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Remigiusz Piekarski Tenant

Skyline Living Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Remigiusz Piekarski (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 30, 2026.

The Landlord's legal representative, Shannon Kiekens, and the Tenant attended the hearing.

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 the duration of the tenancy the Tenant, their guests, and/or occupants of the rental unit shall only smoke in the designated smoking areas of the Residential Complex.
3. For the duration of the tenancy, the Tenant, their guests, and/or occupants of the rental unit shall not tamper with any smoke alarms within the rental unit.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.

April 10, 2026
Date Issued

Melissa Anjema
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.