



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-000762-26

In the matter of: Unit B, 10 CENTENNIAL DR
WELLAND, ON, L3C2M4

Between: Travis Cairns Insurance & Financial Services Ltd c/o Landlord
Extreme Property Management Inc.

and

Joyce Barnes	Tenants
William Barnes	

- [1] Travis Cairns Insurance & Financial Services Ltd c/o Extreme Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Joyce Barnes and William Barnes (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- [2] The application was scheduled to be heard by video conference on April 09, 2026. The Landlord was represented by licensed paralegal Adam Hamdani. The Tenants were present and assisted by Bella Athanasas.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
 - a. The parties agreed to amend the rental unit address as stated on the Landlord's application to Unit B, 10 CENTENNIAL DR, WELLAND, ON, L3C2M4
 - b. The parties agreed to amend the name of the Landlord as stated on the Landlord's application to Travis Cairns Insurance & Financial Services Ltd c/o Extreme Property Management Inc.

- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent, it is ordered that:

1. For a period of 1 year starting April 9, 2026 through to and inclusive of April 8, 2027, the Tenants and their guest(s) agree:
 - a. Not to smoke any tobacco, or marijuana, or any product that emits vapours in the unit or inside the residential complex; and
 - b. They will only smoke 9m away from any window or door way on the residential complex
2. The Tenants agree to pay the Landlord the application fee in the amount of \$186.00 in the following installments described below:
 - (a) On or before 1st of each month beginning May 01, 2026, the Tenants shall pay the Landlord \$31.00 each month towards the cost of the application filing fee up to and including October 01, 2026
3. The parties agree that if the Tenants fail to comply with any of the terms in this agreement related to the issues in the application, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 within 30 days of the breach without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

April 13, 2026
Date Issued

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

Nick Vescio
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.