



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-104018-25

In the matter of: B, 82 SULLIVAN AVE
THOROLD ON L2V2Z1

Between: Keystone Properties Inc. c/o 2794394 Ontario Ltd. o/a Rentals Landlord
101 LTD

And

Stacy Lynch Tenant
Daniel Stewart

Keystone Properties Inc. c/o 2794394 Ontario Ltd. o/a Rentals 101 LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Stacy Lynch and Daniel Stewart (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 scheduled to be heard by videoconference on March 25, 2026.

The Landlord's legal representative, Cassandra Lalee, the Landlord's agent, Lisa Kirkham and the Tenant attended the hearing and participated in mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenants shall reimburse the Landlord those costs.

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:
 - For the duration of the tenancy, the Tenant shall ensure that neither they nor their occupants or guests substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant by engaging in the following behaviours:
 - a. Threatening or using threatening language towards the Landlord, their agents, other tenants or their guests;

- b. Smoking in the rental unit; and
 - c. Refusing access to the Landlord and/or their agents to the rental unit for inspection or other purposes where appropriate notice is given in accordance with the *Residential Tenancies Act, 2006* (the 'Act').
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of 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.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 26, 2026 at 4.00% annually on the balance outstanding.

April 16, 2026
Date Issued

Britney Sooknanan
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.