



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104719-25

In the matter of: 809, 1140 MARY ST N
OSHAWA ON L1G5H1

Between: Centurion Property Associates Inc

Landlord

And

Albert (Kyle) Stephens

Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Albert (Kyle) Stephens (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, Robert Rose, the Tenant's legal representative, Stephani Shill and the Tenant, Albert (Kyle) Stephens attended the hearing.

Prior to 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 Dorothy Stephens is a party to the lease as a co-signer only.
2. The parties also agree that Dorothy Stephens is authorized to communicate with the Landlord regarding issues arising out of this tenancy.
3. The parties agree that the Landlord incurred costs of \$186.00 for filing the application and the Tenant 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 a period of 12 months commencing March 25, 2026, through to March 24, 2027, 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. Harassment of the Landlord, their staff and/or contractors including but not limited to swearing, yelling or making derogatory comments; and
 - b. Interference with the duties and work of the Landlord's staff and/or contractors on the residential complex.
- 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 *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.
- 3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before April 15, 2026.
- 4. If the Tenant does not pay the Landlord the full amount owing on or before April 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

April 17, 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.