



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-078814-25

In the matter of: 509, 367 GENEVA ST
ST CATHARINES ON L2N5S8

Between: Dawn Amell Tenant

And

Lancelot Towers Landlord

Dawn Amell (the 'Tenant') applied for an order determining that Lancelot Towers (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This T2 application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on March 5, 2026.

The Tenant's legal representative, Sabrina Malik, the Tenant, the Landlord's legal representative, Peter Guzina, and the Landlord's Agents, Don Lafergola and Mark Kobylka attended the ACC.

At the ACC, the parties consented to the following order to resolve the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on July 1, 2026. The Tenant must move out of the rental unit on or before July 1, 2026.
2. The Landlord shall pay to the Tenant the amount of \$3,000.00 upon the Tenant providing the Landlord with vacant possession of the rental unit.
3. The Landlord shall credit the Tenant the amount of \$1,900.00, representing the monthly rent for April 2026 and May 2026.
4. The Landlord shall not conduct repairs on the Tenant's balcony until July 2, 2026.
5. The Landlord shall not pursue an application based on the N5 Notice of termination, regarding the Tenant painting the walls of her balcony.

6. The Tenant shall not disclose or make any comments or frivolous complaints to any person or authority regarding the matters raised in this application or any settlement discussions, unless required to do so by law or by order of a court or tribunal.
7. If the unit is not vacated on or before July 1, 2026, then starting July 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 2, 2026.

April 21, 2026
Date Issued

Christina Philp
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 2, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.