



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

File Number: LTB-L-104569-25

In the matter of: 1, 414 DUFFERIN AVE
LONDON ON N6B1Z6

Between: Waveride Properties c/o Mike Gardiner Landlord

And

Shaina Gelinas Tenant

Waveride Properties c/o Mike Gardiner (the 'Landlord') applied for an order to terminate the tenancy and evict Shaina Gelinas (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, Daniel Abraham 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.
2. The parties also agree that on or before April 7, 2026, the Landlord and/or their agent will enter the rental unit to carry out an inspection for any existing cigarette odor and notify the Tenant if any such odor exists to ensure the Tenant has a reasonable period to address this concern before April 15, 2026.

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 April 15, 2026, through to April 14, 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. Smoking in the rental unit or in the residential complex except in accordance with the *Smoke- Free Ontario Act, 2017*.
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.
4. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 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.