



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-045711-25

In the matter of: 7 Tordale Crescent
SCARBOROUGH ON M1P3X4

Between: COLLEEN ANNE Swider Tenant

And

Karen McCourt Landlord

COLLEEN ANNE Swider (the 'Tenant') applied for an order determining that Karen McCourt (the 'Landlord'):

- entered the rental unit illegally.

This application was heard by videoconference on April 14, 2026. The Tenant, the Landlord and the Landlord's agent Ronald Walker attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent it is ordered that:

1. The Landlord and/or their authorized agents undertake to only enter the rental unit in accordance with sections 26 and 27 of the *Residential Tenancies Act, 2006* (the Act).

April 20, 2026
Date Issued

Fabio Quattrociochi
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.