



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

File Number: LTB-L-009189-26

In the matter of: 4, 251 WILLIAM ST
DELHI ON N4B1N1

Between: ANGELO CAPPUCCI Landlord

And

KAREN WAY Tenant

ANGELO CAPPUCCI (the 'Landlord') applied for an order to terminate the tenancy and evict KAREN WAY (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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on April 14, 2026.

The Landlord's Legal Representative Kurt Shmuir, the Tenant's Legal Representative Ian Aitken and the Tenant attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

Prior to the hearing, the Tenant rehomed their dog, Fred.

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.
2. For 18 months starting April 14, 2026, to October 13, 2027, the Tenant shall not have a dog in the rental unit or residential complex.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.

April 17, 2026
Date Issued

Melinda Jamieson
Hearing 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.