



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005540-26

In the matter of: Unit 307, 110 PRESTON WAY
GRAVENHURST ON P1P0J1

Between: Skyline Real Estate Holdings Inc., C/O Skyline Living Landlord

And

Melanie Cottrell Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Melanie Cottrell (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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

This application was heard by videoconference on April 15, 2026.

The Landlord's Legal Representative, Trevor Scheib, Tenant Duty Counsel assisting the Tenant for the purposes of this hearing, Jayson Swain, and the Tenant attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent. In particular, I was satisfied that the Tenant understood the consequence of agreeing to terminate the tenancy on November 30, 2026 and the consequences of the Section 78 provision of the *Residential Tenancies Act, 2006* (the "Act").

I was also satisfied that the Tenant understood that notwithstanding that the conditions specified in this order begin on a date prior to the issuance date of this order, that the conditions specified below needed to be complied with commencing on the dates specified below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated, as of November 30, 2026, unless the Tenant gives earlier notice in accordance with the Act to end the tenancy prior to that date. The Tenant must move out of the rental unit on or before November 30, 2026.

2. If the unit is not vacated on or before November 30, 2026, then starting December 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 December 1, 2026.
4. Commencing April 15, 2026, the Tenant's dog shall be leashed in all common areas of the residential complex at all times.
5. Commencing April 22, 2026, the Tenant's dog shall be muzzled in all common areas of the residential complex at all times.
6. Commencing April 15, 2026, the Tenant shall not initiate any contact with Cathy Foisey at any time.
7. If the Tenant fails to comply with the conditions set out in paragraphs 4 to 6 of this order, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant on a date earlier than November 30, 2026. 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.
8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before November 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2026 at 4.00% annually on the balance outstanding.

April 24, 2026
Date Issued

Benjamin Seigel
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 June 1, 2027 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.