



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107390-25

In the matter of: 504, 212 BROCK ST
PETERBOROUGH ON K9H2P5

Between: TVM Towers Residences Inc. Landlord

And

Jaclyn Waskul Tenant

TVM Towers Residences Inc. (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Jaclyn Waskul (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.

The application was scheduled to be heard on April 13, 2026, by video conference, at which time the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative Crystal Francey, the Landlord's agent Ruth Rusaw and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

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. The Tenant and/or their guest shall not substantially interfere with the reasonable enjoyment of other Tenants, Landlord and/or agent of the Landlord by ensuring to not carry out the activities listed in the N5 Notice dated November 18, 2025, including but not limited to
 - a) Leaving Garbage in common areas.
 - b) Excessive banging on doors.

- c) Being Loud in common areas.
 - d) Excessive yelling and swearing in common areas.
 - e) Damaging the common areas.
 - f) Smoking in common areas.
 - g) Being verbally and/or physically aggressive towards other Tenants, Landlord and/or Agent of the Landlord.
 - h) Tampering with common area doors.
 - i) Disposing of items from their balcony.
3. The Tenant shall not willingly allow James Harry entrance to the building.
 4. If at any time the Tenant becomes aware that James Harry is in the building the Tenant shall immediately notify the Landlord and contact the police.
 5. If the Tenant fails to comply with the conditions set out in paragraphs 2-4 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.
 6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 31, 2026.
 7. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

April 24, 2026
Date Issued

Dillanique Knight
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.