



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002405-26

In the matter of: 629 ROYAL FERN ST
WATERLOO ON N2V2P5

Between: ZHIZHONG YAN Landlord

And

TARYN SCHMIDT Tenant

ZHIZHONG YAN (the 'Landlord') applied for an order to terminate the tenancy and evict TARYN SCHMIDT (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 heard by videoconference on April 20, 2026.

The Landlord and the Tenant attended the hearing. Damien Cordaie appeared as the Landlord's legal representative.

During mediation, the parties agreed to the following:

- The Tenant will provide the Landlord with a key to the unit by placing a key inside the mailbox at the rental unit on April 23, 2026. Once the key is copied by the Landlord it will be returned to the Tenant.
- The Tenant's shall communicate with the Landlord via text messaging.
- The Landlord will still be required to serve any legal notice to the Tenant in the prescribed manner

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

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 shall in no way interfere with the Landlord's lawful entry into the rental unit.

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 29, 2026
Date Issued

Andrew Rowell
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.