



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

**File Number:** LTB-L-004867-26

**In the matter of:** 908, 1155 QUEEN ST E  
BRAMPTON ON L6T0G2

**Between:** Pathway Housing & Support Services Inc Landlord

**And**

Natalie Smickle Tenant

Pathway Housing & Support Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Smickle (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

This application was scheduled to be heard by videoconference on April 23, 2026.

The Landlord, represented by Daria Berezowska, the Landlord's agent, Yansi Duvon and the Tenant, represented by Fintan Lee engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

### **On consent of the parties, it is ordered that:**

1. For the next 24 months, starting April 23, 2026, up to and including April 23, 2028, the Tenant shall abide by the following conditions:
  - a) The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall not play loud music in the rental unit at 908-1155 Queen St. East.
  - b) The Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex, shall refrain from smoking in the rental unit, inside the residential complex, or within 9 meters of any residential building entrance door.
  - c) The Tenant shall ensure that her son shall refrain from loitering in the common area of the residential building and smoking marijuana inside the residential building.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 (a), (b) and (c) 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 30, 2026**  
**Date Issued**

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**Cheryl Lavoie**  
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.