



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002377-26

In the matter of: 7, 151 Victoria St E
Alliston ON L9R1L4

Between: LOWE PROPERTIES LTD Landlord

And

Lorraine Murphy Tenant

Lowe Properties Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Lorraine Murphy (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on April 20, 2026.

The Landlord's agent Suzanne Cornish, the Tenant, and the Tenant's legal representative Daniela Romero attended the hearing.

Determinations:

1. At the hearing, the parties present consented to the following order. I am satisfied that all parties gave full and informed consent and understood the consequences of consenting to the issuance of this order.
2. The parties agree that Richard Billings has moved out of the rental unit and residential complex. The parties also agree that the Landlord trespassed Mr. Billings from the common areas of the residential complex as of September 2, 2025. The parties also agree that the Tenant has trespassed Mr. Billings from the rental unit as of the date of the hearing.
3. The parties agree that the Tenant shall not be evicted for the conduct of any other occupant of the rental unit that takes place without her knowledge. For clarity of all parties,

the parties agree that if the Tenant has not personally seen Mr. Billings at the rental unit or the residential complex, she has no obligations under paragraph 2 of the order below.

It is ordered on consent that:

1. The Tenant shall not invite Richard Billings to the rental unit or residential complex under any circumstances, nor permit her guests or any other occupant of the rental unit to do so.
2. In the event that Mr. Billings attends the rental unit or residential complex and the Tenant witnesses his attendance, the Tenant shall notify the police to enforce the trespass against Mr. Billing and notify the Landlord as soon as possible by contacting the Landlord's agent – Suzanne Cornish – via email or text message.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 or 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.
4. This order fully resolves all issues relating to the tenancy up to the hearing date.

April 30, 2026
Date Issued

Jeremy Henderson

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.