



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

File Number: LTB-L-003072-26

In the matter of: 3, 109 NIAGARA ST
WELLAND ON L3C1J4

Between: Stirling Real Estate Corporation Landlord

And

Faith Garner Lewis Tenant

Stirling Real Estate Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Faith Garner Lewis (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 22, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Judith Callender, and the Tenant, Faith Garner Lewis, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The lawful rent is due on the 1st day of each month.
2. The Landlord waives the \$186.00 for the cost of filing the application on the condition that the Tenant does not breach the terms of this Order.

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. For the duration of the tenancy, starting April 22, 2026, the Tenant shall:
 - a. ensure that second-hand smoke from the Tenant's rental unit and the storage pantry room under the Tenant's possession does not permeate into the common areas of the residential complex.
3. If the Tenant fails to comply with the condition 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.
4. If the Tenant breaches the terms of this order, the filing fee of the \$186.00 shall be paid to the Landlord on the day following the date of default.
5. If the Tenant does not make the required payment in accordance with paragraph 4 of this order, the full amount owing under paragraph 4 of this order will immediately become due and owing to the Landlord and the Tenant will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.

April 27, 2026
Date Issued

Rachael Kukoyi
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.