



April 28, 2026

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

File Number: LTB-L-011745-26

In the matter of: 109, 305 14TH ST W
OWEN SOUND ON N4K6B7

Between: Grey County Housing Landlord

And

Samee King Tenant

Grey County Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Samee King (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 scheduled to be heard by videoconference on May 21, 2026. The parties reached a proposed resolution agreement and requested mediation through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on April 23, 2026, by Jennifer Buckminster, Dispute Resolution Officer with the Landlord and Tenant Board. The Landlord's Agent, Amy Young, participated in the mediation, along with Ashley Taylor the Tenant's Legal Representative, and the Tenant.

The parties have consented to an order in full and final settlement of the application. By doing so, they acknowledge that they have waived their right to a hearing on the merits of the matter, and the hearing previously scheduled for May 21, 2026, has been cancelled.

I was satisfied that the terms of the agreement are consistent with the *Residential Tenancies Act*, 2006. I was satisfied that the parties have provided their informed, independent, and voluntary 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 agrees she will not tie or secure her dog outside of the rental unit and leave the dog unattended for any period. For clarity, the Tenant agrees to always supervise the dog while in her care.
3. The Tenant agrees that she will remove and properly dispose of dog feces daily. The Tenant agrees to keep the affected area free from her dog's waste.
4. The Tenant agrees that she must have the entire affected area cleaned up within two weeks of the execution of this agreement. For clarity, the affected area includes her patio and the common greenspace next to her patio.
5. The Tenant agrees that if she is absent from the unit for medical or other necessary reasons, she will ensure that any person caring for the dog is informed of and agrees to follow the terms of this agreement. It is understood and agreed the Tenant shall not be in breach of this agreement for conduct occurring during a medical absence by the caregiver, provided that:

(A) The Tenant made reasonable efforts, when capable, to ensure that any caregiver or person responsible for the dog was aware of the obligations in this agreement: and

(B) The Tenant makes reasonable steps to address any issue once she becomes aware of it and is medically able to do so.

6. All complaints received by the landlord will be reviewed, investigated and the details may be shared with the Tenant, as appropriate, prior to the Landlord deciding upon making the claim of a breach, relating to the agreement.
7. The landlord acknowledges that the Tenant has ongoing medical issues and agrees that this agreement is intended to support tenancy stability moving forward.
8. The landlord acknowledges that the Tenant shall not be held strictly liable for events occurring during periods of medical incapacity.
9. This agreement is in effect for a period of six months from the date of issuance of this order.
10. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 #5 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 28, 2026
Date Issued

Jennifer Buckminster
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.