



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

File Number: LTB-L-002695-26

In the matter of: 1007, 99 SIDNEY ST
BELLEVILLE ON K8P4X1

Between: Skyline Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Gordon Lammers Tenants
Erin McKavanagh

Skyline Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Gordon Lammers and Erin McKavanagh (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants 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 application was heard by videoconference on April 21, 2026. The Landlord's legal representative, Shannon Kiekens and the Tenants attended the hearing. The Tenants did not meet with Duty Counsel prior to the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

During mediation, the parties resolved this application together with the Landlord's L1 Application in LTB file LTB-L-013629-26. A separate order will be issued for order LTB-L-013629-26.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For a period of two (2) years, starting April 21, 2026 to April 21, 2028, the Tenants, their guests, and/or occupants shall not smoke in the residential complex or the rental unit and shall smoke only in the designated smoking areas.

3. If the Tenants fail 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 Tenants. 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 Tenants.
4. On or before October 31, 2026, the Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants fail to make the payment in accordance with paragraph 4 of this order, the Tenants will start to owe interest. This will be simple interest calculated from November 1, 2026 at 4.00% annually on the balance outstanding.

April 29, 2026

Date Issued

Floredana Ungureanu

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.