



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013313-26

In the matter of: 124, 175 ZOO PARK RD
WASAGA BEACH ON L9Z 0H9

Between: SIMCOE COUNTY HOUSING CORPORATION Landlord

And

AMY MAY Tenant

SIMCOE COUNTY HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict AMY MAY (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The parties engaged in settlement discussions during the online negotiation stage of the application. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement on the online communication portal and telephone and requested an Order on Consent. The Landlord was represented by Kristen Wilson and the Tenant was self-represented.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenant, any occupants and/or guests will not engage in any of the following behaviours while on the property at 175 Zoo Park Road. This includes, but is not limited to, behaviour within the rental unit and/or the common areas of the residential complex:
 - a. Threatening behaviour, physical and/or verbal assault;
 - b. Illegal or threatening conduct.
2. **If the Tenant fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.**

3. The Tenant shall pay the \$186.00 application filing fee as follows:

- \$46.50 on or before June 1, 2026
- \$46.50 on or before July 1, 2026
- \$46.50 on or before August 1, 2026
- \$46.50 on or before September 1, 2026

4. If there is a breach in payment, as per paragraph 3 above, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.

May 5, 2026
Date Issued

Susan Parsons
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.