



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

File Number: LTB-L-004477-26

In the matter of: 106, 64 FINCH DR
SARNIA ON N7S4T7

Homestead Land Holdings Limited

Landlord

And

Mitchell Lambert

Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Mitchell Lambert (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 application was scheduled to be heard on April 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Crystal Sankey, and Tenant's Representative, Paige Lambert were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The Tenant acknowledged the activity described in the N5 notice dated January 6, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of 12 months from the date of this order:
 - a) The Tenant, their guests or occupants of the rental Unit shall not smoke on the premises of the residential complex.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 above, 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.

May 7, 2026
Date Issued

Michelle Forrester
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.