



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-007085-26

In the matter of: 107, 11 IROQUOIS ST
BRANTFORD ON N3S6N8

Between: Lady Brantford Ltd. Landlord

And

Brianna McCormick Tenant

Lady Brantford Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Brianna McCormick (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 May 12, 2026.

The parties reached a proposed resolution agreement and/or requested mediation services and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on May 5, 2026 by a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Representative, Jackie Struthers, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. On January 22, 2026, the Landlord gave the Tenant an N5 notice of termination with the termination date of February 28, 2026.

2. The Tenant did not stop the conduct or activity or correct the omission within seven days after receiving the N5 notice of termination. Therefore, the Tenant did not void the N5 notice of termination in accordance with s.64(3) of the *Residential Tenancies Act, 2006* (Act).
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Starting immediately and for the 1-year period to April 30, 2027, the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant, and specifically:
 - shall keep the peace at the residential complex and shall not cause nor create loud or disruptive noise disturbances, especially during the hours of 9 PM to 7 AM daily.
3. If the Tenant fails 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 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. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in accordance with the following schedule:
 - i) \$50.00 by June 1, 2026;
 - ii) \$50.00 by July 1, 2026;
 - iii) \$50.00 by August 1, 2026; and
 - iv) \$36.00 by September 1, 2026
5. If the Tenant does not pay the Landlord the full amount owing on or before September 1 2026, the Tenant will start to owe interest. This will be simple interest calculated annually from September 2, 2026 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.

May 6, 2026
Date Issued

Janice Campbell
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.