



**Order under Section 69 and 30
Residential Tenancies Act, 2006**

File Number: LTB-L-008156-26

LTB-T-059588-25

In the matter of: 1, 1874 BLOOR ST W
TORONTO ON M6P3K7

Between: Linmar Place Ltd Landlord

And

Ben Copeman Tenant

LTB-L-008156-26 – L2 Application

Linmar Place Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Ben Copeman (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

LTB-T-059588-25 – T6 Application

The Tenant applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

The L2 Application, LTB-L-008156-26 was scheduled to be heard by video conference on May 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, Linda Schneider, and the Tenant were present. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application including the Tenant's T6 Application, LTB-T-059588-25, and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) Notwithstanding any other smoking restrictions in this tenancy agreement, the Tenant, the Tenant's guests or occupants are permitted to smoke on the public city sidewalk, provided such smoking is conducted in compliance with all applicable municipal by-laws.
- b) As part of a global resolution of the parties' Applications, the Tenant requested that their T6 application, LTB-T-059588-25, be withdrawn.

On consent, it is ordered that:

LTB-L-008156-26 – L2 Application

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of eighteen (18) months starting May 8, 2026, to November 7, 2027, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall refrain from smoking any substances, including but not limited to cigarettes, marijuana and vaping products on the residential property, including the rental unit, balcony, entrance way, doorways, walkways, and common areas.
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.

LTB-T-059588-25 – T6 Application

4. The Tenant's T6 Application is withdrawn.

May 13, 2026

Date Issued

Sarah Visnovec

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.