



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010102-26

In the matter of: 102, 14 Mill St. West
Milverton ON N0K1M0

Between: Perth and Stratford Housing Corporation

Landlord

and

Laura Olsen
Blair Soundy

Tenants

Perth and Stratford Housing Corporation (the 'Landlord') applied to the Landlord and Tenants Board for an order to terminate the tenancy and evict Laura Olsen Blair Soundy and Huron Perth Community Legal Clinic (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 Tenants

The Landlord applied for an order requiring the 'Tenants' to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege, or interest.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The parties elected to participate in LTB-facilitated mediation through the Tribunals Ontario online dispute resolution (ODR) portal and were assisted by a Dispute Resolution Officer. On April 24, 2026, Landlord Agent Taylor Lobsinger, and Paralegal Robert Spencer, both participated in a joint conference meeting on behalf of the parties.

In mediation, the parties reached a mutually satisfactory settlement and agreed to a Consent Order which resolves the Landlord's application. I was satisfied that the parties understood the terms of their consent as set out in the Order below, including the consequences of a failure to comply, which would allow the Landlord to apply to the LTB for an eviction Order.

Agreed Facts:

1. The Tenants are in possession of the rental premises, and the tenancy will continue provided the Tenant satisfies the terms of this order as set out below.
2. The Tenants will repay the Keurig fee in the amount of \$67.78 by May 30, 2026, to the Landlord.

3. Effective from April 24, 2026, and continuing for twelve consecutive months:
 - a) The Tenants, their guests, and occupants will **refrain from** smoking in the common areas of the residential complex or within 9 meters of the building;
 - b) The Tenants will not permit unauthorized individuals to enter the building and will be responsible for their guests while entering, visiting, and exiting the premises, ensuring no excessive noise or inappropriate conduct caused by the Tenants or their guests.
4. If the Tenants do not comply with the terms of paragraph 3, the Landlord may apply to the Board, without notice to the Tenant, to have the tenancy terminated, as permitted under section 78 of the Residential Tenancies Act.

On consent of the parties, it is ordered that:

- [1] The tenancy between the Landlord and the Tenants shall continue provided that during the twelve months **from April 24, 2026, up to and including April 23, 2027**, the Tenants, their guests, and any occupants meet the conditions set out below:
 - (a) Do not smoke anywhere in the common areas of the complex or within 9 meters of the building;
 - (b) Be responsible and ensure the behaviour of their guests while visiting their rental unit or entering and exiting the building does not substantially interfere with another Tenant's reasonable enjoyment of the residential complex.
- [2] If the Tenants fail to comply with the conditions set out in paragraph [1] 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.
- [3] The Tenants shall pay the Landlord **\$67.78** for the Keurig fee by May 30, 2026.
- [4] In the event of non-payment according to paragraph [3], the outstanding balance to be paid by the Tenants shall become payable, together with simple interest, calculated from the day after the default. The balance owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the RTA.
- [5] Pursuant to the consent of the parties, the Landlord's application before the LTB is resolved.

May 11, 2026
DATE Issued

C. M. Landon, Hearing 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.