



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-040125-26

In the matter of: Unit 10, 235 BISHOP ST S
CAMBRIDGE ON N3H2L3

Between: Skyline Real Estate Holdings Inc., C/O Landlord
Skyline Living

And

Amy Lauzon Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Amy Lauzon (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on July 14, 2022, with respect to application SWL-43978-20.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenant has not met the following conditions in Paragraph 1 as specified in the July 14, 2022 consent order:

"1. The Tenant, occupant and guests shall, at all times, refrain from smoking cigarettes in the rental unit. The Tenant, occupant and guests shall only smoke cigarettes in the designated smoking areas of the residential complex."

On May 4, 2026, at approximately 8:00am, an employee of the landlord reported smelling a strong odour of cigarette smoke emanating from the Tenant's rental unit. A resident in a neighbouring unit also reported to the employee of the landlord that they could smell the odour of cigarette smoke emanating into their unit and the source appeared to be from Unit 10.

It is ordered that:

1. Order SWL-43978-20 is cancelled.

2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 23, 2026.
3. If the unit is not vacated on or before May 23, 2026, then starting May 24, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 24, 2026.

May 12, 2026
Date Issued

Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenant has until May 22, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the tenant files the motion by May 22, 2026, the order will be stayed, and the LTB will schedule a hearing.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 24, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.