



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006188-26

In the matter of: 302, 150 QUEEN ST
SARNIA ON N7T2R3

Between: Housing Services - County of Lambton Landlord

And

Stacey King Tenant

Housing Services - County of Lambton (the 'Landlord') applied for an order to terminate the tenancy and evict Stacey King (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 4, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Jennifer Smith, the Landlord's Agent, Tina Buono, the Tenant, Stacey King, and the Tenant's Support, Terry Walsh, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant received a credit of \$67.80, and the Tenant shall reimburse the Landlord the sum of the \$118.20 which is the outstanding balance of incurred costs for filing the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the next 18 months starting May 4, 2026:
 - The Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall refrain from excessive barking or howling from the dog(s) in the rental unit.
 - The Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall ensure that the dog is always on leash within the residential complex or at any time that the dog is not in the rental unit.
 - The Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall refrain from causing unreasonable and excessive noise disturbances. This includes yelling, shouting, screaming or participating in physical and/or verbal altercations.
 - The Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not cause obstructions within the hallway, stairwells and common areas of the residential complex. This is not limited to keeping household items, including wagons, bikes, carts, and bed from the specified areas.
 - The Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall ensure that the Tenant's guests do not wander within residential complex.
 - The Tenant, any other occupant of the rental unit or someone the Tenant permitted in the residential complex shall refrain from propping open any exterior or interior doors to the rental apartment and/or residential complex.
3. If the Tenant fails to comply with the conditions set out in 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 \$118.20 to the Landlord on or before June 30, 2026, towards the cost of the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

May 14, 2026
Date Issued

Rachael Kukoyi
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.