



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

File Number: LTB-L-011779-26

In the matter of: 389 THOMPSON RD
LONDON ON N5Z2Z8

Between: Damian Chabras Landlord

And

Hazel Penny Smithers Tenant

Damian Chabras (the 'Landlord') applied for an order to terminate the tenancy and evict Hazel Penny Smithers (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

The application was scheduled to be heard by video conference on May 11, 2026. The Landlord attended and was represented by Cameron Parrott. The Tenant was present and represented by Shayla Ventura. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served N5 Notices of Termination alleging that 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.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Landlord waived the application filing fee.
- d. The Tenant will only park in the parking spot set aside for her. This parking spot is 2 car's width and runs from the river rock landscaping to the wooden fence where it intersects with the chain link fence.

- e. The Tenant will not park outside of these boundaries or on any landscaped property.
- f. Both parties can address this matter in the future if any other parking issues arise.

It is ordered on consent that:

1. No further action will be taken regarding this application.

May 15, 2026
Date Issued

Helen Giannini
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.