



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

File Number: LTB-L-033727-26

In the matter of: 202, 47 MEMORIAL DR
BRANTFORD ON N3R6N5

Between: Skyline Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Kathryn Gleason Tenant

Skyline Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Kathryn Gleason (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. (N5/L2).

This application was resolved with the assistance of Dispute Resolution Officer Franklyn. The parties resolved the N5/L2 application before the Board, on consent of all parties with the terms herein. .

The Landlords representative R.J. Edwards and the Tenant participated in online dispute resolution and have consented as follows:

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. Effective May 14, 2026, and for the duration of the tenancy the Tenant will refrain from the actions outlined in the N5 notice, specifically, smoking in the residential unit.
3. Effective May 14, 2026, and for the duration of the tenancy, the Tenant will cease smoking cigarettes in the residential unit, only smoke in the outdoor designated smoking areas and ensure no smoke odours emanate from the residential unit.
4. If the Tenant fails to comply with the conditions set out in paragraphs 1, 2, 3, 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before July 31, 2026.

6. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

May 14, 2026

Date Issued

Suzy Franklyn

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.