



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-009043-26

In the matter of: 310, 1195 KING ST E
CAMBRIDGE ON N3H5N5

Between: Housing Cambridge Inc. Landlord

And

Amanda Bannon Tenant

Housing Cambridge Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Bannon (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The application was heard by videoconference on May 13, 2026. The Landlord's legal representative Peter Schroeder, the Landlord's agent Rob Mendonsa, and the Tenant attended the hearing.

Before the start of the hearing, the parties advised that they had reached an agreement. 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.

Agreed Facts:

1. The Landlord agrees to waive the application filing fee.

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. The Tenant shall repair, or where repairing is not possible, replace the following damaged property in the rental unit on or before June 30, 2026:
 - a) Holes in the drywall;
 - b) Two (2) bathroom doors;
 - c) The hall and bedroom closet slider doors; and
 - d) The door trim and bedroom door hardware.
3. The Tenant shall purchase and install flooring in the rental unit on or before July 31, 2026. This flooring shall be installed in the areas where the Tenant had previously removed the flooring. This flooring must be approved in advance by the Landlord and installed in a professional manner.
4. The Tenant shall pay to the Landlord the amount of \$1,704.00, representing out-of-pocket costs the Landlord has incurred or will incur to repair or replace the glass patio sliding door.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - Payments of \$142.00 on or before the last day of each month starting on August 31, 2026, and continuing each month until July 31, 2027.
6. The Tenant shall comply with the following conditions for a three-year period starting May 13, 2026 and continuing to May 12, 2029:
 - a) The Tenant shall not cause damage to the rental unit or the residential complex and the Tenant shall ensure that their guests also do not cause damage to the property;
 - b) The Tenant shall not smoke in the rental unit or on the residential complex and the Tenant shall ensure that their guests do not smoke in the rental unit or on the residential complex, save and except for the designed smoking area;
 - c) The Tenant shall not use illicit drugs in the rental unit or on the residential complex and the Tenant shall ensure that their guests do not use illicit drugs in the rental unit or on the residential complex;
 - d) The Tenant shall not aggressively approach or engage with any other Tenants and the Tenant shall ensure that their guests do not aggressively approach or engage with any other Tenants; and

- e) The Tenant shall not store clutter or garbage on the balcony.
7. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, 5, or 6 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.

May 26, 2026
Date Issued

Sandra Sabourin
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.