



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037480-25

In the matter of: 6, 19 FIRST ST
ORANGEVILLE ON L9W2C6

Between: Black Horse Estates Ltd. Landlord

And

Sarah Thompson Tenant

Black Horse Estates Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Thompson (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 19, 2026.

The Landlord's representative Rhea Stoddart and the Tenant attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. Until May 22, 2027, the Tenant and her household shall not make excessive noise which substantially interferes with other residents' reasonable enjoyment of the premises.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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 22, 2026
Date Issued

Dale Whitmore
Member, 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.

