



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011451-26

In the matter of: Unit 15, 310 CLYDE RD
CAMBRIDGE ON N1R1L6

Between: Skyline Real Estate Holdings Inc., C/O Skyline Living Landlord

And

Shanice Makeda Ifill Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Shanice Makeda Ifill (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

Mediation was held on May 21, 2026. The following parties participated in the mediation: The Landlord's representative Shannon Kiekens, and the Tenant Shanice Makeda Ifill. Also present at the mediation supporting the Tenant was Romario Cave.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

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.
 - For a period of 24 months starting May 21, 2026 to May 20, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall ensure that unit is properly prepared for pest control treatments. The Tenant shall not refuse entry so long as they receive proper notice from the Landlord in accordance with the Act
 - For a period of 24 months starting May 21, 2026 to May 20, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not smoke in the rental unit or at the residential complex not including designated smoking areas at the residential complex
 - For a period of 24 months starting May 21, 2026 to May 20, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not tamper with any fire safety equipment in the unit or residential complex

- For a period of 24 months starting May 21, 2026 to May 20, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall ensure that their dog is under someone's care and control and on a leash while in common areas at the complex, and shall ensure that the dog does not urinate or defecate on the unit balcony.
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.
 3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
 4. If the Tenant does not pay the Landlord the full amount owing on or before November 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2026 at 4.00% annually on the balance outstanding.

May 25, 2026
Date Issued

Ryan Gacnik
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.