



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018095-26

In the matter of: #7, 260 SOUTHWOOD DR
CAMBRIDGE ON N1S3S6

Between: Valor Properties Inc. Landlord

And

Chris McNalty Tenants
Samantha Livingston

Valor Properties Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Chris McNalty and Samantha Livingston (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants have been persistently late in paying the Tenants' rent.

The application was heard by videoconference on May 21, 2026. The Landlord's legal representative, Suzanne Diamond and the Tenant, Samantha Livingston attended the hearing. The Tenant, Samantha Livingston provided evidence that she was authorized by the second Tenant, Chris McNalty to represent him in this matter.

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 Tenant has confirmed that they currently have a copy of the lease agreement in their possession.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. For the duration of the tenancy, all occupants and Tenants must refrain from smoking in the rental unit as per paragraph 10 of the lease agreement.

3. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the twelve (12) month period commencing June 1, 2026 to up and inclusive May 1, 2027.
4. If the Tenants fail to comply with the conditions set out in paragraphs 2 and 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 Tenants. 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 Tenants.

May 27, 2026
Date Issued

Floredana Ungureanu
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.