



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

File Number: LTB-L-017804-26

In the matter of: 2, 99 Gowan Street
Barrie ON L4N2P2

Between: DLM South Holdings Inc. Landlord

And

Diana Dickey Tenant

DLM South Holdings Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Diana Dickey (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 has been persistently late in paying the Tenant's rent.

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

This application was mediated by videoconference on May 21, 2026.

The Landlord's Agent, Douglas Moody, attended with Legal Representative, Lauren Price.

The Tenant attended with Legal Representative, Holly Chu.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. On or before May 23, 2026 at 5:00pm, the Tenant shall text the Landlord with the correct spelling of the Tenant's godson's name.
2. The Landlord waives the application filing fee.

On consent, it is ordered that:

1. For a period of 12 months from the date of this order, the tenancy shall continue if the Tenant meets the terms below.

2. Neither the Tenant, the Tenant's occupants nor the Tenant's guests shall smoke in the rental unit or in the building.
3. No guests shall enter or leave the rental unit between the hours of 1:00am to 5:00am, with the exception of the Tenant's godson.
4. The Tenant shall pay the regular monthly rent on or before the 1st day of each month starting June 1, 2026 up to and including May 1, 2027.
5. If the Tenant fails to comply with any of the conditions set out in paragraphs 2, 3 and/or 4 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.

June 2, 2026
Date Issued

Angela McLaughlin
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.