



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

File Number: LTB-L-040181-26

In the matter of: BASEMENT, 485 EMERALD AVE
OSHAWA ON L1J1K3

Between: Winter Wing-Tak Ng Landlord

And

Steven Sharples Tenant

Winter Wing-Tak Ng (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Sharples (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.

Before being scheduled for a hearing, the parties elected to engage in mediation via Online Dispute Resolution on May 28, 2026. As a result of this order, the file is resolved.

The Landlord Winter Ng, property manager Sophia Lee, and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
2. If there is an alleged breach of this order, the Landlord will discuss the complaint with the Tenant and investigate the issue before making an application to the Board under Section 78.

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. For a period of 1-year, commencing July 01, 2026, up to and including June 30, 2027, the Tenant, the Tenant's guests, or any other individuals the Tenant invites into the rental unit shall not smoke cigarettes, smoke marijuana, or smoke any other substances which causes odors inside of the rental unit.

3. For a period of 1-year, commencing July 01, 2026, up to and including June 30, 2027, the Tenant, the Tenant's guests, or any other individuals the Tenant invites into the rental unit shall not cause substantial interference to other tenants of the residential complex by causing a noise disturbance.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 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 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. The Tenant shall pay the amount set out in paragraph 5 in accordance with the following schedule:
 - \$93.00 on or before June 01, 2026, in addition to the lawful rent; and
 - \$93.00 on or before July 01, 2026, in addition to the lawful rent.
7. If the Tenant fails to make any of the payments in accordance with paragraph 6 of this order, and by the dates required, the balance owing under paragraph 5 of this order shall become payable on the day following the date of default and shall bear simple interest. This will be simple interest calculated from the day following the default, in accordance with the *Courts of Justice Act* on the balance outstanding.

June 1, 2026
Date Issued

Adam Rogers
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.