



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-029408-26-SA

In the matter of: Apt. 2, 674 Centre Line
Selwyn ON K9J6X5

Between: 1591448 Ontario Limited Landlord

And

Kaila Christine Teevins (Formerly Prinz) Tenants
Tim Moncrief
Dori Moncrief

1591448 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Kaila Christine Teevins (Formerly Prinz), Tim Moncrief and Dori Moncrief (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on March 2, 2026 with respect to application LTB-L-097902-25.

The Landlord's application was resolved by order LTB-L-029408-26, issued on April 13, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-029408-26.

This motion was heard by videoconference on May 28, 2026. The Landlord's representative Fareida Ram, and the Tenant Kaila Christine Teevins, who met with Duty Counsel, attended the hearing.

Determinations:

1. The Tenants were ordered not to smoke in the rental unit and to ensure the incessant and extended barking of their dog is restrained. The Landlord had a text message complaint from a neighbour about smoking and submitted a recording of a dog barking.
2. The Tenant denied that anybody has smoked anything in the rental unit.
3. The person who complained did not attend to submit evidence or testify at the hearing.
4. Considering the fact that the Tenant denied the allegation and there is no direct evidence to support the allegation, and that the recording does not demonstrate that the Tenants' dog has been incessantly barking for extended periods of time, I find there is insufficient evidence to terminate the tenancy.

5. After considering all of the circumstances, I find that it would not be unfair to set aside order LTB-L-029408-26.

It is ordered that:

1. The motion to set aside Order LTB-L-029408-26, issued on April 13, 2026, is granted.
2. Order LTB-L-029408-26, issued on April 13, 2026, is set aside and cannot be enforced.

June 4, 2026

Date Issued

Greg Joy

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.