



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

File Number: LTB-L-029172-26-SA

In the matter of: 1910, 177 NONQUON RD
OSHAWA ON L1G3S2

Between: THE VALIANT GROUP OF COMPANIES Landlord

And

LAURIE GOOD Tenants
CHRISTINA SNIDER

THE VALIANT GROUP OF COMPANIES (the 'Landlord') applied for an order to terminate the tenancy and evict LAURIE GOOD and CHRISTINA SNIDER (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on February 9, 2026 with respect to application LTB-L-104331-25.

The Landlord's application was resolved by order LTB-L-029172-26, issued on April 7, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-029172-26.

This motion was heard by videoconference on May 28, 2026. The Landlord's agent Derek DePass, the Landlord's representative Amy McCue, and the Tenant Laurie Good, attended the hearing. Also in attendance was the Tenant's neighbour Caroline Wilson, who testified at the hearing.

Determinations:

1. The Board granted relief from eviction on the condition the Tenant did not create excessive noise such as yelling, screaming or banging, and did not permit dogs in the rental unit to persistently bark or for lengthy periods of time.
2. The Tenant acknowledges that on March 22, 2026, her daughter who is addicted to drugs, in particular crystal meth, came to the unit and was yelling in the hallway. The Tenant has custody of the two grandchildren. The Tenant denies there were any additional incidents after that event as claimed by the Landlord.
3. Ms. Wilson testified to ongoing loud sounds including banging at night.
4. The Tenant believes that these sounds are coming from a downstairs tenant.

5. The Landlord has gone to the unit when informed of the noises and not heard the sounds described by the witness.
6. After considering all of the circumstances, apart from the incident on March 22rd where it was the Tenant's daughter causing the breach, I am not satisfied the Landlord has established on a balance of probabilities that the Tenant has breached the conditions set out in the order. I find that it would not be unfair to set aside order LTB-L-029172-26.

It is ordered that:

1. The motion to set aside Order LTB-L-029172-26, issued on April 7, 2026, is granted.
2. Order LTB-L-029172-26, issued on April 7, 2026, is set aside and cannot be enforced.
3. Order LTB-L-104331-25 remains in effect.

June 8, 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.

