



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

File Number: LTB-L-012191-26

In the matter of: 407, 1467 WHITES RD
PICKERING ON L1V6X1

Between: SARAH MCDONALD PLACE Landlord

And

YOLANDA COLE Tenant

SARAH MCDONALD PLACE (the 'Landlord') applied for an order to terminate the tenancy and evict YOLANDA COLE (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, the Landlord's Legal Representative, Geoff Paine, and the Tenant were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

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. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant, the Tenant's guests and occupants comply with the following conditions for the duration of the tenancy:
 - a) The Tenant's parking space shall be kept free of all items at all times and shall not be used for storage or for any purpose other than its intended use.

- b) The tenant's parking space must be kept clear of all items and must not be used for storage or for any purpose other than its intended use.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
 4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 30, 2026.
 5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 8, 2026
Date Issued

Michelle Forrester
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.