



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010094-26

In the matter of: 507, 380 EXMOUTH ST
SARNIA ON N7T5N7

Between: M. Schafer Real Estate Ltd. Landlord

And

Mary Eileen Swanson Tenant

M. Schafer Real Estate Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Mary Eileen Swanson (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was heard by videoconference on June 2, 2026.

The Landlord, the Landlord's Legal Representative, Christine Croft and the Tenant attended the hearing.

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 24 months commencing June 9, 2026 and continuing to June 8, 2028, the Tenant shall:
 - a. Refrain from committing any acts that seriously impair the safety of another person including but not limited to, engaging in any verbally or physically aggressive conduct with any other person in the residential complex.
 - b. Refrain from physically blocking other residents from accessing the hallways, elevators or common areas of the residential complex.
 - c. Not enter the 6th floor of the residential complex unless they are invited to the 6th floor as a guest.
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.

June 9, 2026
Date Issued

Christopher Lin
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.