



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

File Number: LTB-L-015956-26

In the matter of: 203, 258 PINE ST
SUDBURY ON P3C 1X7

Between: PINE STREET HOLDINGS CORP. Landlord

and

JENNIFER MORALES Tenant

PINE STREET HOLDINGS CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict JENNIFER MORALES (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.

PINE STREET HOLDINGS CORP. (the 'Landlord') also applied for an order requiring JENNIFER MORALES (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was scheduled for a videoconference hearing on June 3, 2026.

The Landlord's Representative Angie Gravelle, the Landlord's Agent Melissa Rantala, the Tenant's Representative Zoé St Pierre, the Tenant's Support Person Eric Lefebvre, and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord is waiving collection of this cost.
- 2) The amount of \$107.35 that represents the reasonable out-of-pocket expenses that the Landlord incurred as a result of the substantial interference was paid to the Landlord on behalf of the Tenant on March 19, 2026.

It is ordered on consent of the parties that:

1. On the day of the hearing, the Landlord sought to withdraw the L2 application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

June 10, 2026
Date Issued

Denise Hannivan
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.