



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031789-26

In the matter of: 1408, 15 MARTHA EATON WAY
NORTH YORK ON M6M5B5

Between: 6965083 Canada Inc. Landlord
c/o BentallGreenOak (Canada) LP

And

Amanda Smith Tenants
Michelle Bernadette Alexander

6965083 Canada Inc./c/o BentallGreenOak (Canada) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Amanda Smith and Michelle Bernadette Alexander (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants 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 Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on June 9, 2026.

Before the start of the hearing the Landlord's legal representative Gail Kukor Lang and the Tenant, Michelle Bernadette Alexander, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. The Tenant spoke with Tenant Duty Counsel before providing their consent to the terms contained herein.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenants have already paid the application filing fee to the Landlord.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if, for a period starting on June 9, 2026, and continuing for 12 months, the Tenants meet the conditions set out below.
2. The Tenants, their guests/visitors or other occupants of the rental unit shall not smoke in any of the common areas of the residential complex.
3. If the Tenants fail 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 Tenants. 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 Tenants.

June 12, 2026

Date Issued

Diego Fernandez-Stoll

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.