



JUN 16, 2026

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

File Number: LTB-L-023823-26

In the matter of: B-516-A, 3451 SCHMON PKY
THOROLD ON L2V4Y6

Between: WCP IV Student Housing LP DBA 'Parkway Lofts' Landlord

And

Quinn McCormick Tenant

WCP IV Student Housing LP DBA 'Parkway Lofts' (the 'Landlord') applied for an order to terminate the tenancy and evict Quinn McCormick (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.

This application was heard by videoconference on June 10, 2026.

Sara Murtadha appeared as the Landlord's legal representative. Jessica Travers appeared as the Tenant's legal representative.

During mediation the parties agreed that:

- The Tenant admits no guilt in relation to the allegations raised in the application.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective August 22, 2026.
2. The last month's rent deposit shall be applied to the last month of the tenancy.
3. If the unit is not vacated on or before August 22, 2026, then starting August 23, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 23, 2026.

5. For the remainder of the tenancy, the Tenant shall refrain from smoking at the residential premises
6. If the Tenant fails to comply with the conditions set out in paragraph 5 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 16, 2026
Date Issued

Andrew Rowell
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.