



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

File Number: LTB-L-007177-26

In the matter of: 718, 3390 KEELE ST
NORTH YORK ON M3J1L6

Between: SKPM RENTS 22 Landlord

And

Michaela Chadwick-McNeil Tenant

SKPM RENTS 22 (the 'Landlord') applied for an order to terminate the tenancy and evict Michaela Chadwick-McNeil (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 April 2, 2026.

The Landlord's legal representative, Jeff Shabes, the Tenant's legal representative, Katherine Haist, the Tenant's support person, Leah Morris, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall not smoke in the rental unit or residential complex commencing April 3, 2026, for two years.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of 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 paragraph 1. The parties agree that upon the Landlord receiving a complaint, the landlord shall take all measures to investigate the issue before filing an application pursuant to section 78 of the Act. The Landlord will provide notice to the Tenant, in writing, that they are filing.

3. The Tenant shall pay to the Landlord the amount of \$93.00 for the filing fee on or before May 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

June 15, 2026

Date Issued

Colin Elsby

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.