



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018112-26

In the matter of: Unit 406, 6600 WYANDOTTE ST E
WINDSOR ON N8S4P7

Between: Skyline Real Estate Holdings Inc., C/O Skyline Living Landlord

And

Stephanie Wraight Tenant

Skyline Real Estate Holdings Inc., C/O Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Stephanie Wraight (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 16, 2026 .

The Landlords representative M. Scheib and the Tenants representative Ms. Dhindsa attended the hearing.

Agreed Facts:

1. The Tenant is permitted to smoke cigarettes on his balcony provided that he also uses an air purifier.

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. Effective June 16, 2026, and for a period of 24 consecutive months thereafter, the Tenant will refrain from smoking inside of his rental unit and he will ensure that no smoke is emanating from his rental unit.
3. In the event that, the Landlord receives a complaint regarding smoking in the Tenants rental unit, the Landlord agrees to reach out to the Tenants representative at legal assistance of Windsor prior to filing any LTB applications with the Board.
4. If the Tenant fails to comply with the conditions set out in paragraphs **1 and 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.

5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application, on or before, September 16, 2026.
6. If the Tenant does not pay the Landlord the full amount owing on or before September 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 17, 2026 at 4.00% annually on the balance outstanding.

June 18, 2026

Date Issued

Suzy Franklyn

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.