



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015294-26

In the matter of: 107, 90 ORCHARD POINT RD ORILLIA ON L3V8K4

Between: A.G.SECURE PROPERTY MANAGEMENT INC Landlord

and

KATHERINE STEED Tenant

A.G.SECURE PROPERTY MANAGEMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict KATHERINE STEED (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

This application was scheduled to be heard by videoconference on June 9, 2026. Instead, the Landlord's Legal Representative Ciara McMillen and the Tenant's Legal Representative Ashley Fayolle engaged in private settlement discussions. Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. For the duration of the tenancy, the Tenant shall refrain from smoking in the rental unit and anywhere on the condo property, including the parking lot, as per the condo rules.
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 *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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 13, 2026, at 4.00% annually on the balance outstanding.

June 17, 2026
Date Issued

Lindsay Phomin
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.