



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-039800-26

In the matter of: 104, 274 GILES BLVD W
WINDSOR ON N9A6H3

Between: Skyline Real Estate Holdings Inc. c/o Skyline Living Landlord

And

Caroline Browne Tenant

Skyline Real Estate Holdings Inc. c/o Skyline Living (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Caroline Browne (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 scheduled to be heard by videoconference on June 16, 2026. Shannon Kiekens, Licenced Paralegal and Employee of the Landlord, represented the Landlord. The Tenant attended and was self-represented.

Prior to the start of the hearing, and through private discussion, the parties resolved all the issues in the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Tenant will ensure to maintain her Tenant Insurance in accordance with the lease agreement.
2. The Tenant, any occupants, and any guests of the unit, shall refrain from smoking on the residential complex except for in designated smoking areas.
3. The Tenant, any occupants, and any guests of the unit, shall refrain from yelling or swearing at the residential complex.
4. The Tenant agrees to ensure her unit is kept in an ordinary state of cleanliness, specifically that no strong pet odour will emanate from the rental unit.
5. If, for a period of 2 years commencing June 16, 2026, the Tenant fails to comply with the conditions set out in 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.

6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
7. If the Tenant does not pay the Landlord the \$186.00 on or before December 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 1, 2027 at 4.00% annually on the balance outstanding.

June 26, 2026
Date Issued

Joanne Lolato
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.