



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020244-26

In the matter of: 12, 437 MILLARD AVE
NEWMARKET ON L3Y2A4

Between: LOFT Community Services Landlord

And

Carrisa Reesor Tenant

LOFT Community Services (the 'Landlord') filed an L2 application for an order to terminate the tenancy and evict Carrisa Reesor (the 'Tenant') based on an N5 notice of termination 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.

A hearing took place at the Landlord and Tenant Board on June 23, 2026 via video conference on VC line 117. The Landlord's Legal Representative Daniel Abraham attended. The Tenant's Legal Representative Ying Ngai Yu attended with the Tenant.

The parties consented to an amendment to the application as follows:

- a) The correct legal first name for the Tenant is Carrisa and **not** Carrissa as stated on the application.

The application is amended accordingly.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The Tenant, occupant(s), and/or guest(s) of the rental unit shall ensure that they maintain care and control of dog(s) on the residential premises and will comply with any municipal orders provided to the Tenant by relevant authorities related to dog(s) on the residential premises.

2. The Tenant agrees that she will comply and not prevent the Landlord's staff or the Landlord's contractors from entry into the rental unit when proper notice has been provided pursuant to s. 27 of the *Residential Tenancies Act, 2006* (the 'Act').
3. If the Tenant fails to comply with the conditions set out in paragraph(s) 1 and/or 2 of this order related to the issues in the application, 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 the condition. This application is made to the LTB without notice to the Tenant.

The section 78 shall apply for a period of 12 months commencing June 23, 2026 up to and including June 22, 2027.

4. The Landlord agrees to waive the application filing fee in the amount of \$186.00.

June 30, 2026
Date Issued

Chris Jackson
Hearing 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.