



**ORDER ISSUED ON CONSENT
UTILIZING SECTION 78
Order under Section 69
Residential Tenancies Act, 2006**

Citation: Tobis Investments Inc v Donna Walton, 2023 ONLTB 36752
Date: 2023-05-16
File Number: LTB-L-027723-22

In the matter of: 303, 1210 York Mills Rd
North York Ontario M3A1Y3

Between: Tobis Investments Inc

And

Donna Walton

I hereby certify this is a
true copy of an Order dated
MAY 16, 2023
Landlord and Tenant Board

Landlord

Tenant

Tobis Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Donna Walton (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 heard by videoconference on May 2, 2023.

The Landlord's Legal Representative Allistair Trent and the Tenant attended the hearing. The parties agree the Tenant is in possession of the rental unit.

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

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is denied on the condition that:

- (a) The Tenant or their occupants will not engage in activity that will affect the residential complex, including but not limited to excessive stereo noise, for the remainder of the Tenancy.

2. If the Tenant fails to comply with the conditions set out in paragraph 1(a) 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.

May 16, 2023
Date Issued



Anthony Bruno
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.