



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-095098-25-SA

In the matter of: 511, 241 SIMCOE ST
LONDON ON N6B3L4

Between: London and Middlesex Community Housing Landlord

And

Kiowa Doxtator Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Kiowa Doxtator (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 20, 2025 with respect to application LTB-L-026011-25.

The Landlord's application was resolved by order LTB-L-095098-25, issued on November 17, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-095098-25.

This motion was heard by videoconference on December 18, 2025.

The Landlord's representative Shieaba Sadat and the Tenant attended the hearing. Raquel Bunn attended as support for the Tenant. Doug Nemeth attended as witness for the Landlord.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-095098-25, issued on November 17, 2025, is granted.
2. Order LTB-L-095098-25, issued on November 17, 2025, is set aside and cannot be enforced.
3. The previous order issued on August 20, 2025 with respect to LTB-L-026011-25 is amended by deleting all the terms of that order and replacing them with the following terms:

4. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
5. For a period of 18 months, commencing December 19, 2025 to January 23, 2028, the Tenant, another occupant, or a person the Tenant permits in the rental unit or residential complex shall not do any of the following:
 - i. commit any illegal acts in the residential complex, including, but not limited to, assault, assault with a weapon or uttering threats;
 - ii. engage in any altercations with other tenants or guests in the common areas of the residential complex;
 - iii. commit acts that will impair the safety of any person in the residential complex including but not limited to throwing, dropping or discarding any items from windows, balconies or in common areas; and
 - iv. address incidents with other tenants or guests personally, i.e., the Tenant shall not take matters into their own hands.
6. The Tenant shall report to the Landlord or police, where appropriate, any incidents or issues with other tenants or guests of the residential complex that the Tenant would like addressed. This should be done as soon as possible.
7. If the Tenants fail to comply with the conditions set out in paragraphs 5 and 6 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 Tenants. 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 Tenants.

January 8, 2026
Date Issued

Julie Broderick
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.