



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-053385-25

In the matter of: 111, 351 CROWDER BLVD
NEWMARKET ON L3Y8J5

Between: HOUSING YORK INC. Landlord

And

DENISE WEINERT Tenant

HOUSING YORK INC. (the 'Landlord') applied for an order to terminate the tenancy and evict DENISE WEINERT (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 Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 16, 2025.

The Landlord's Agents, Janis Duley & Kerri Klywak, the Landlord's Legal Representative, Leo Corsetti, the Tenant and the Tenant's Legal Representative, Nnonyechi Okenwa, attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant and any guests of the Tenant will not engage in any of the activities outlined on the N5/N6 notices that commenced this matter for the period of one year (December 16, 2025 to December 15, 2026).
3. The Tenant will not provide their daughter Pam or their son Gerry access to either the residential complex or their rental unit for the period of one year (December 18, 2025 to December 17, 2026).
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.

5. The Tenant will pay to the Landlord \$186.00 on or before April 30, 2026 as reimbursement for the filing fee.
6. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026
Date Issued

Curtis Smith
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.