



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077102-25

In the matter of: 110, 45 ST ANNE'S PL
ST THOMAS ON N5R2W6

Between: St. Thomas - Elgin Social Services

Landlord

And

Natalie Porter

Tenant

St. Thomas - Elgin Social Services (the 'Landlord') applied for an order to terminate the tenancy and evict Natalie Porter (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.

Mediation was held on December 16, 2025. The following parties participated in the mediation: The Landlord agent, Lianne Pike, and the Tenant, Natalie Porter.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord's application for eviction of the Tenant is resolved on the condition that:
 - a) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall not yell in the unit or any common areas of the building.
 - b) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall not slam doors repeatedly in the unit or throw items against the unit walls.
 - c) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall play music and keep singing at a reasonable noise level.
2. If the Tenant fails to comply with the conditions set out in paragraph **1** 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.

January 5, 2026

Date Issued

Rolland Roopchand

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.