



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-075085-25

In the matter of: 133, 99 MCNAUGHTON AVE W
CHATHAM ON N7L4P4

Between: Chatham-Kent Housing Services

Landlord

And

Veronica Roehler

Tenant

Chatham-Kent Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Veronica Roehler (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, Cynthia Lanoue, the Tenant, Veronica Roehler, and Tenant Duty Counsel, Jeff Wilkins.

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 ensure that neither they nor their occupants or guests make or cause noise disturbances in the residential complex including loud yelling or screaming in the Tenant's unit, patio or any common areas in the residential complex or outdoor property.
 - b) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant or guests of the Tenant shall not enter the unit or patio of any other tenant without permission.
 - c) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall not alter and or damage the property of the Landlord,

including but not limited to removing or damaging any safety devices such as the smoke detector or fire alarm, putting holes in the wall.

- d) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant or guests of the Tenants shall not alter and or damage the property of other tenants.
- e) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall ensure that their unit meets the criteria of ordinary cleanliness, including but not limited to discontinuing writing and drawing on walls and doors, ensuring that garbage and clutter are removed promptly.
- f) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall maintain their patio, removing all non-seasonal items, specifically, household furniture, electronics and garbage. An inspection has been conducted by the Landlord to ensure the patio is compliant.
- g) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant acknowledges that the rented unit ends at the end of their patio. The Tenant shall not have their belongings placed anywhere else on the property of the residential complex.
- h) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall not smoke or vape in their unit or on their patio or any other area of the residential complex, other than at the designated smoking area adjacent to the parking lot.
- i) For a period of 12 months starting December 16, 2025 to December 15, 2026 inclusive, the Tenant shall only use the washing machines and dryers for their own use and not to wash their guest's clothing. The Tenant shall not overfill the washing machines and dryers.

- 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.
- 3. On or before January 31, 2026 the Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
- 4. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.

January 7, 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.