



Order under Section 21.2 of the Statutory Powers Procedure Act and Section 69 of the Residential Tenancies Act, 2006

File Numbers: LTB-L-051395-25-RV-HR2 & LTB-L-051408-25-RV-HR2

In the matter of: 30, 210 FOURTH AVENUE
KITCHENER, ON N2C1P2

Between: The Regional Municipality of Waterloo Landlord

and

Megan McGinnis Tenant

REVIEW & *DE NOVO* L2 HEARING ORDER – ON CONSENT

THE REGIONAL MUNICIPALITY OF WATERLOO (the 'Landlord') applied in a N7-based L2 application (LTB-L-051395-25) seeking an order to terminate the tenancy and evict MEGAN MCGINNIS (the 'Tenant') because the Landlord claimed that the Tenant, someone visiting or living with the Tenant, or a person the Tenant permitted in the residential complex, has seriously impaired the safety of another person and this behaviour occurred in the residential complex.

The Landlord also applied in a N6-based L2 application (LTB-L-051408-25) seeking an order to terminate the tenancy and evict the Tenant because the Landlord claimed that the Tenant, someone visiting or living with the Tenant, or a person the Tenant permitted in the residential complex, has committed an illegal act or is carrying on an illegal business involving the production of an illegal drug, trafficking an illegal drug, or possession of an illegal drug for the purposes of trafficking.

These applications were combined and heard by videoconference on September 29, 2025 and resolved by order issued October 8, 2025 (the 'L2 Order'), which terminated the tenancy effective October 19, 2025.

The Tenant requested a review of the L2 Order, alleging there were serious errors contained in the order. By interim order LTB-L-051408-25-RV-IN and LTB-L-051395-25-RV-IN issued on October 17, 2025, a review hearing was directed and the L2 order was stayed.

The review hearing was heard by videoconference on November 12, 2025. The Tenant attended with her legal representative Tanesha Farquharson (paralegal). The Landlord's agents Dana Christiaen and Leslie Ciampaglia attended on behalf of the Landlord.

Determinations:

1. The Landlord consented to the Tenant's request for review. The review was therefore granted.
2. The parties mutually agreed to resolve all matters at issue in both the N6 and N7-based L2 applications and requested a *de novo* (new) 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:

3. The L2 Order issued on October 8, 2025 is hereby cancelled, and is replaced with this consent order.
4. The Landlord's L2 applications to terminate the tenancy and evict the Tenant are denied, on the condition that:
 - (a) for the rest of the tenancy, the Tenant **shall not permit** the individual **Dylon Kieffer** into **the Tenant's rental unit**; and
 - (b) for the rest of the tenancy, the Tenant's fiancée **Paul Tompkins** shall be permitted into the Tenant's rental unit, but he must maintain good behaviour while in the rental unit.
5. If the Tenant fails to comply with any of the conditions or requirements set out in paragraph 4 above, then the Landlord may apply to the LTB 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 as set out in paragraph 4 of this order.
6. The Act allows the application described in paragraph 5 to be made by the Landlord without notice to the Tenant; however, the parties mutually agree that the Landlord **shall notify** the Tenant's legal clinic if the Landlord files a L4 application with the LTB as a result of any alleged breach by the Tenant to the conditions set out in paragraph 4 of this order.

January 7, 2026
Date Issued

Michelle Tan
Vice Chair, 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.