



January 5, 2026

**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-077561-25

In the matter of: 301, 54 Barry Street
Sudbury ON P3B3H7

Between: YWCA Sudbury Brookwood Apartments Landlord

And

Tammy Emms Tenant

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

The Landlords Agent Marlene Gorman and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

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 for a 12-month period, beginning December 16, 2025, to November 16, 2026.
2. The Tenant will refrain from engaging in any aggressive behaviour such as raising voices, verbal threats and slamming doors at the residential complex.
3. Tenant is not to interfere with the enjoyment of other Tenants space or engage in activity like that listed in the notice of termination giving rise to this application.

4. The Tenant shall conduct themselves in a manner that maintains peace and does not disturb, threaten or endanger other tenants ensuring a safe living environment for occupants.
5. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 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

Jennifer Buckminster
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.