



January 5, 2026

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

File Number: LTB-L-080902-25

In the matter of: 310, 18 DUNDAS ST
DUNDAS ON L9H6Z7

Between: VPM Agent for McMaster Community Homes Landlord

And

Catherine Ward Tenants
Raymond Feeney

VPM Agent for McMaster Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Catherine Ward and Raymond Feeney (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or a person the Tenants 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 18, 2025.

The Landlords Legal Representative Patrick Langille and the Tenants 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 Tenants continues if the Tenants meet the conditions set out below for a 12-month period, beginning December 18, 2025, to November 18, 2026
2. The Tenants will ensure communication the Landlord or staff if conducting any work that may produce and smells or noise.
3. The Tenants will ensure any hazardous chemicals are stored in proper safety containers.
4. The Tenants will not store any chemicals or devices not permitted under the lease agreement.

5. If the Tenants fail 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.