



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-071128-25

In the matter of: 101, 247 EAST AVE N
HAMILTON ON L8L0E1

Between: Indwell Landlord

And

Jason Reid Tenant

Indwell (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Reid (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

The application was scheduled to be heard by video conference. Prior to the hearing, the parties elected to participate in an Online Dispute Resolution Meeting with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. Karin Jose attended on behalf of the Landlord and the Tenant was present. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord applied for an order to terminate the tenancy and evict 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.
- b. The Tenant was in possession of the rental unit on the date the application was filed.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below:

- The Tenant shall not verbally abuse any tenants, Indwell staff or community members.
 - The Tenant shall not physically abuse, and/or use threats of physical violence towards tenants, Indwell staff or community members.
 - The Tenant shall not use racially motivated physical or verbal abuse towards tenants, Indwell staff or community members.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, within 12 months of the Online Dispute Resolution Meeting on January 6, 2026, 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 8, 2026
Date Issued

Helen Giannini
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.