



January 7, 2026

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

File Number: LTB-L-075756-25

In the matter of: 212, 39 SHELDON AVE N
KITCHENER ON N2H3M1

Between: Reaching Our Outdoor Friends (Kitchener) Landlord

And

Jade Sabourin Tenant

Reaching Our Outdoor Friends (Kitchener) (the 'Landlord') applied for an order to terminate the tenancy and evict Jade Sabourin (the 'Tenant') because:

- 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 Sarah Whearty and the Tenants Legal Representative Cynthia Iheanacho 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.

The parties agreed that:

1. The Landlord has agreed to waive the \$186.00 filing fee.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant shall continue but subject to the conditions of the following order:

2. For a 12-month period, beginning December 16, 2025, to November 15, 2026, the Tenant, occupants, and/or guests of the Tenant will not engage in conduct similar but not limited to that clearly outlined in the Form N7 served on September 10, 2025.
3. For clarity, the Tenant shall:
 - a) The Tenant shall ensure their dogs do not roam freely in building or hallways of the residential complex.
 - b) The Tenant will ensure if their dogs have any accidents in common areas, they will clean it up right away without any aggressive behavior with Landlord or Staff of the building.
 - c) The Tenant will not store any belongs or garbage in the hallways.
4. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 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 7, 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.