



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

File Number: LTB-L-067510-25

In the matter of: 604 SUMMERHILL CRES
SUDBURY ON P3A4Y6

Between: Native People of Sudbury Development Corporation Landlord

And

Vanessa Jolicoeur Tenant

Native People of Sudbury Development Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Vanessa Jolicoeur (the 'Tenant') because:

- the Tenant no longer qualifies to live in the rental unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on January 5, 2026.

Landlord Legal Representative Ian Shemesgh, Landlord Agent Jasmine Eshkakogan, the Tenant and Tenant Support Starlee Kanasawe attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agree:

- i. This is an Rent Geared to Income unit.

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.

2. On or before April 30, 2026, the Tenant shall provide to the Landlord a copy of confirmation of who is living in the unit, specifically that the 3 minor children live in the unit on a full-time basis.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application in installments as follows: \$62.00 on February 1, 2026, \$62.00 on March 1, 2026, and \$62.00 on April 1, 2026.
5. If the Tenant fails to make the payment in paragraph 4 above, the full balance owing becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Melinda Jamieson
Hearing 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.