



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

File Number: LTB-L-091834-25

In the matter of: 22, 1435 MORISSET AVE
OTTAWA ON K1Z8H4

Between: 1435 Morisset Residences Corp Landlord

And

Jordan Henderson Tenant

1435 Morisset Residences Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Jordan Henderson (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.

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

This application was heard by videoconference on January 6, 2026.

The Landlord's Legal Representative, J. Shabes, the Landlord's Agent, M. Mathurin, and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant vacates the rental unit on or before March 31, 2026, the Landlord waives the amount owing pursuant to paragraph 4 of this order.
6. If the Tenant does not vacate the rental unit by March 31, 2026, the amount owing pursuant to paragraph 4 of this order becomes due and payable immediately and the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

January 13, 2026

Date Issued

Lisa Del Vecchio

Member, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.