



January 8, 2026

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

File Number: LTB-L-081047-25

In the matter of: 403, 2 MURRAY ST
TORONTO ON M5T1T7

Between: St. Clare's Multifaith Housing Society Landlord

And

Kat Winters Tenant

St. Clare's Multifaith Housing Society (the 'Landlord') applied for an order to terminate the tenancy and evict Kat Winters (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 18, 2025.

The Landlords Legal Representative Sana Hayat and the Tenant 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 Tenant continues if the Tenant meets the conditions from December 18, 2025, to November 17, 2027.
2. The tenant shall not engage in any type of aggressive behaviour verbally or physically with the Landlord staff, contractors, or agents.
3. The Tenant shall not have any direct contact with the community partnership coordinator Crystal Sinclair. Instead, all communication must go through the support agency.
4. The Tenant will not have any in person contact with the Landlord or staff with the exception of paying rent once a month and for emergencies such as fire, flood, and power outages in their unit. All communications will be through e-mail at 2murray@stclaies.ca and all communications will be respectful and not discriminative or aggressive in any manner.
5. The Tenant will not be in any common arears of the building while being inebriated.

6. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #4 #5 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 8, 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.