



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079719-25

In the matter of: 302, 60 YORK ST
WELLAND ON L3B4A8

Between: Niagara Regional Housing Landlord

And

Michael Aubertin Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Aubertin (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Representative Judith Callendar and the Tenant, Michael Aubertin and the Tenant support Connie Sawyer were present. The Tenant didn't speak with Tenant Duty Counsel.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Fact:

1. The Landlord will waive the \$186.00 for the cost of filing the application unless the Tenant breaches the conditions of the order, in which case it will be come due and payable by the Tenant.

It is ordered on Consent that:

1. Starting January 7, 2026 and for the duration of the tenancy, the Tenant, another occupant of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specially, the Tenant shall not engage in the following conduct at the rental unit or residential complex:

- a) Yelling, swearing, or using threatening language.
 - b) Being drunk and disorderly in common areas in the complex building and yelling at other tenants from the rental unit's balcony.
 - c) Banging on the walls and going to other tenants' doors and try to gain entry without permission and banging on their doors.
2. If the Tenant fails to meet the terms, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.

January 16, 2026
Date Issued

Monique Browne
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.