



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

File Number: LTB-L-085326-25

In the matter of: 1236 CANNON ST E
HAMILTON ON L8H1V1

Between: Ana Fulton c/o Found Spaces Inc.

Landlord

And

Olivia Putignano

Tenant

Ana Fulton c/o Found Spaces Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Olivia Putignano (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 and/or the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises and/or applied for an order requiring Olivia Putignano (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.(L2).

This application was resolved with the assistance of DRO Franklyn, the parties elected to enter into online dispute resolution and have resolved the issues raised in the notices on consent of all parties.

The Landlords representative Ms. Butt and the Tenant participated in the process and consent as follows:

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 set out below. From February 1 2026 onwards the Tenant specifically agrees to cease and refrain from the behaviours described in the N5 Notice to End Tenancy dated October 7, 2025, unit which substantially interferes with the lawful rights and interests and reasonable enjoyment of the residential complex for all usual purposes by the landlord including the following:
2. Effective February 1, 2026, and for the duration of this tenancy, the Tenant agrees to cease and refrain from the conduct outlined in the N5 notice, dated October 7, 2025, specifically the Tenant will not do any act that can be seen as substantially interfering with the reasonable enjoyment of the Landlord or the other Tenants, which includes the following conditions:

- (a) Possessing, using, selling, trafficking, or permitting the possession, use, or sale of illegal drugs or illegal substances in the rental unit or anywhere on the residential complex;
 - (b) Allowing any unauthorized occupants, guests, or third parties to reside in, frequently attend, or access the rental unit in the Tenant's absence;
 - (c) Allowing short-stay, transient, or rotating guests resulting in frequent or continuous foot traffic inconsistent with normal residential use;
 - (d) Permitting individuals to loiter, congregate, or remain on porches, yards, or common areas of the property.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and/or 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 will pay the \$186.00 filing fee, on or before, March 31, 2026.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, 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 16, 2026

Date Issued

Suzy Franklyn

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.

