



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086581-25

In the matter of: 1, 219 FIFTH AVE S
KENORA ON P9N2A5

Between: Jennifer Nichols Landlord

And

Gloria Alcock Tenant

Jennifer Nichols (the 'Landlord') applied for an order to terminate the tenancy and evict Gloria Alcock (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 heard by videoconference on January 12, 2026. The Landlord's legal representative Jing Xue, the Landlord, the Tenant's legal representative Molly MacDonald, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant agrees to create an e-mail address and provide it to the Landlord.
2. If the Landlord receives the e-mail address, the Landlord agrees to include the Tenant's e-mail on any L4 application filings with the Landlord and Tenant Board. This will ensure the Tenant is promptly aware of any L4 filings.

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 for a period of 24-months, starting January 12, 2026 and continuing to January 11, 2028.

2. The Tenant shall not substantially interfere with other Tenant's reasonable enjoyment by making excessive or unreasonable noise. This condition applies at any hour of the day.
3. The Tenant or the Tenant's guests shall not use marijuana in or around the residential complex.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before February 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% annually on the balance outstanding.

January 26, 2026

Date Issued

Sandra Sabourin

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.