



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-082523-25

In the matter of: 206, 287 Talbot St W
Blenheim ON N0P1A0

Between: Chatham-Kent Housing Services

Landlord

And

Amy Gutteridge

Tenant

Chatham-Kent Housing Services (the 'Landlord') applied for an order to terminate the tenancy and evict Amy Gutteridge (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 application was scheduled to be heard on January 15, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, the Landlord's Agents, Geoff Beckett and Cynthia Lanoue, the Tenant, and the Tenant's Legal Representative, Stephani Shill, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the 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 set out below.
2. For a period of twelve (12) months starting on January 15, 2026, to January 14, 2027, inclusive, the Tenant, occupants, or guests of the Tenant shall not make or cause noise disturbances in the residential complex that unreasonably disturb other tenants including:
 - a) loud yelling, screaming, arguing in their unit, balcony or any common areas in the residential complex or outdoor property
 - b) throwing rocks at windows, slamming doors, kicking/hitting windows or doors
 - c) bringing outdoor road vehicles such as motorcycles in the residential complex
 - d) moving large items through the interior hallways of the building between 11:00 p.m. and 7:00 a.m.

3. For a period of twelve (12) months starting on January 15, 2026, to January 14, 2027, inclusive, the Tenant, occupants, or guests of the Tenant shall not damage the property of the Landlord, and the Tenant agrees to report maintenance concerns in a timely manner.
4. For a period of twelve (12) months starting on January 15, 2026, to January 14, 2027, inclusive, the Tenant shall maintain building safety and security and is responsible for ensuring that their occupants and guests comply with maintaining building safety and security by:
 - a) not propping exterior doors open except temporarily for legitimate purposes, such as moving personal items between the hours of 7:00am and 11:00pm
 - b) not allowing gas-powered vehicles in the residential complex.
5. For a period of twelve (12) months starting on January 15, 2026, to January 14, 2027, inclusive, the Tenant, occupants, or guests of the Tenant shall not threaten Municipality of Chatham-Kent staff, tenants or any person working on behalf of the Municipality of Chatham-Kent.
6. If the Tenant fails to comply with any of the conditions in paragraphs 2 to 5 of this order, and the breach is deemed to be minor or isolated, the Landlord shall:
 - a) provide the Tenant with written notice identifying the concern
 - b) allow the Tenant reasonable opportunity to correct or address the issue, where appropriate, before an application is filed with the Landlord and Tenant Board.
7. If the Tenant fails to comply with the conditions set out in paragraphs 2 to 5 of this order, then within 30 days of a serious or repeated breach or unresolved breach as outlined in paragraph 6 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 condition. This application is made to the LTB without notice to the Tenant.

8. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before April 30, 2026.
9. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

January 27, 2026
Date Issued

Michelle Forrester
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.