



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-105894-24

In the matter of: 706 HALL PL
THUNDER BAY ON P7E2C6

Between: TBDSSAB Housing Programs Landlord

And

Josephine Quisess Tenant

TBDSSAB Housing Programs (the 'Landlord') applied for an order to terminate the tenancy and evict Josephine Quisess (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 applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was mediated by videoconference on January 8, 2026.

The Landlord Representative Jennifer Fenton, the Landlord Agent Jamie Petrin and the Tenant Josephine Quisess attended the hearing.

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.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord shall transfer the Tenant to a 1-bedroom unit at 1100 Donald Street east, Thunder Bay, Ontario on or before March 31, 2026.
3. There is no last month's rent deposit.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Tenant shall pay the total utilities charges owing to August 29, 2025 in the amount of \$601.96.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. The Tenant shall pay to the Landlord \$787.96 for outstanding utilities charges owing up to date August 29, 2025 and costs.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 by making a payment of \$20.00 on or before the last day of each month until the amount is paid in full.

January 27, 2026
Date Issued

Sarah Harriman
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.