



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086701-25

In the matter of: 26, 209 SPRINGFIELD CRES
WATERLOO ON N2T2N1

Between: Victoria Park Community Homes

Landlord

And

Hillary Mackay

Tenant

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Hillary Mackay (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 21, 2026. The Landlord Patrick Langille and the Landlord's agent Amanda Hutchinson attended the hearing. The Tenant attended the hearing and spoke with duty counsel, Jessica McAuliffe. The Tenant's support person Brook Barker attended the hearing.

The Landlord and the Tenant attended the hearing.

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. The Tenant shall pay to the Landlord \$4,850.91 for damages to the rental unit as follows:
 - i. \$100.00 per month commencing on March 1, 2026 and on the first day of each month until the amount is paid in full.
3. The Tenant shall properly dispose of all their garbage in the garbage dumpsters/receptacles provided by the Landlord.
4. The Tenant shall refrain from causing disturbances in the rental unit or the residential complex that can reasonably be confirmed to have taken place and that results in a serious impairment to the safety of others at the residential complex.

5. The Tenant shall provide up to date contact information for her support worker(s) and update the Landlord as soon as possible when this information changes.
6. The Tenant shall refrain from causing willful or negligent damage to the rental unit or the residential complex.
7. If the Tenant fails to comply with any of the conditions set out in paragraphs 2, 3, 4, 5, and 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 a condition. This application is made to the LTB without notice to the Tenant.
8. The Landlord shall inform Tenant's support worker(s) within 24 hours prior to the Landlord commencing the filing of an L4 application.
9. The terms shall remain in effect for a period of two years from the date of this order.

January 26, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.