



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-053266-25

In the matter of: 220, 387 WATERLOO AVE
GUELPH ON N1H6Z8

Between: The Corporation of the County of Wellington Landlord

And

Kevin McNally Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin McNally (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.

This application was heard by videoconference on January 21, 2026.

The Tenant attended the hearing. The Landlord was represented at the hearing by Peter Schroeder.

At the hearing the parties consented to the following order:

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 the duration of the tenancy, the Tenant and anyone permitted in the rental unit shall not threaten, harass, or assault the Landlord or the Landlord's agents, or any other tenants or visitors in the residential complex.
3. For greater certainty, "assault" means any unwanted direct or indirect physical contact with any person lawfully present in the residential complex.
4. If the Tenant fails to comply with the conditions set out in 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.

January 28, 2026
Date Issued

Bryan Delorenzi
Member, 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.