



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-025389-25

In the matter of: 905, 135 WORTHINGTON ST W
NORTH BAY ON P1B 8M6

Between: Nipissing District Housing Corporation Landlord

and

Brenda Lang Tenant

Nipissing District Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Brenda Lang (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

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

Nipissing District Housing Corporation (the 'Landlord') also applied for an order requiring Brenda Lang (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was mediated July 29, 2025 and was settled with a Mediated Settlement.

Nipissing District Housing Corporation (the 'Landlord') filed a request to re-open the L2 application because Brenda Lang (the 'Tenant') did not meet a term of the mediated settlement signed by all parties on or about August 5, 2025.

The parties attended a hearing scheduled on January 22, 2026 by videoconference.

The Landlord's Agent Tonya Wagner, the Tenant, the Tenant's Representative Ben Brown, and the Tenant's Support Persons Jaimie Marshall and Danika Martin both from CMHA engaged in private settlement discussions. Parties reached an agreement. At the meeting with Dispute Resolution Officer (DRO) Denise Hannivan, the parties then engaged in mediation.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. Prior to the hearing, the Tenant paid \$186.00 to the Landlord for this cost.
- 2) In the next 60 days, the tenant will meet and/or make real progress towards meeting the following conditions:
 - a) Remove combustible materials and clear blocked exits;
 - b) Remove garbage and odour-causing items;
 - c) Works steadily to clean and declutter the unit;
 - d) Eliminate the odours that affect neighbouring units;
 - e) Maintain respectful behaviour toward other tenants and the Landlord's staff, and;
 - f) Continue to work with the Canadian Mental Health Association (CMHA) and any other community agencies or supports to assist with decluttering and ongoing mental health supports as per the CMHA letter provided.
- 3) During the 60 days, the Landlord will complete monthly inspections of the unit to assess compliance with and/or progress towards the above agreed upon terms.
- 4) The Landlord agrees to provide the Tenant and Tenant's CMHA caseworker with 72 hours legal notice of scheduled inspections.

It is ordered on consent of the parties that:

1. On the day of the hearing, the Landlord sought to withdraw the application and I consented to the request per S.206(4) of the Act.
2. The application having been withdrawn, the LTB's file is closed.

January 30, 2026
Date Issued

Denise Hannivan
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.