



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-041083-25

In the matter of: 12, 49 Sumac Street
Ottawa ON K1J7T7

Between: Canadian Mental Health Association Landlord

And

Chelsea Brown Tenant

Canadian Mental Health Association (the 'Landlord') applied for an order to terminate the tenancy and evict Chelsea Brown (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 by video conference on January 20, 2026.

Before the start of the hearing the Landlord's agent Lisa Medd, the Landlord's lawyer Michael Thiele, the Tenant Chelsea Brown and the Tenant's lawyer Sarah Sproule engaged in private settlement discussions and advised that the parties had reached an agreement. The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. It is the intent of the parties that the Tenant will continue to receive CMHA housing supports and that they will work collaboratively to make a new housing arrangement for the Tenant as of December 1, 2026.
2. The tenancy will terminate as of November 30, 2026, on a non-voidable basis and subject to standard enforcement provisions.
3. On or before January 30, 2026, the Tenant will permit the Landlord to change the lock to the rental unit to secure the rental unit during the Tenant's absence for medical treatment.
4. The Tenant will be given a copy of the key on the same day.
5. The Landlord will not give a copy of the new key to any person other than the Tenant directly.

6. The Tenant agrees to not permit guests or visitor in the rental unit when the Tenant is receiving medical treatment.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2026.
2. If the rental unit is not vacated on or before November 30, 2026, then starting December 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 December 1, 2026.
4. From the hearing date until the date the Tenant moves out of the rental unit, the Tenant, her guests, or occupants of the rental unit will not substantially interfere with the reasonable enjoyment or lawful rights, privileges, or interests of the Landlord or other residents of the complex, including but not limited to excessive loud noise or letting dogs into the hallways unattended.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 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. This may result in the Board issuing an order that terminates the tenancy before November 30, 2026.

February 3, 2026

Date Issued

Diego Fernandez-Stoll

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.