



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-088054-25-SA

In the matter of: Unit 9, 1499 RITSON RD S
OSHAWA ON L1J3M3

Between: Durham Regional Local Housing Corporation Landlord

And

Brianna Fraser Tenant

Durham Regional Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Brianna Fraser (the 'Tenant') because the Tenant did not meet a condition specified in the with respect to application LTB-L-094510-24.

The Landlord's application was resolved by order LTB-L-088054-25, issued on October 28, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-088054-25.

This motion was heard by videoconference on January 6, 2026.

The Landlord's Legal Representative Lindsey Whitehouse and the Tenant Brianna Fraser attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

Agreed facts on consent:

1. The parties agree that Order LTB-L-088054-25, issued on October 28, 2025, shall be set aside.
2. The parties acknowledge the following: The parties agree that the Tenant shall refrain from any activity that could be seen to seriously impair the safety of another person in the residential complex or commit an illegal act at the residential complex.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-088054-25, issued on October 28, 2025, is granted.
2. Order LTB-L-088054-25, issued on October 28, 2025, is set aside and cannot be enforced.

3. The previous Order issued on April 11, 2025, with respect to LTB-L-094510-24 is cancelled and replaced with the following order:
4. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
5. The Tenant's son shall not cause damage to the residential complex or the property of other tenants or guests. The Tenant's son will be supervised while outside by a responsible person.
6. The Tenant's dog shall not be on the property of the residential complex or in the Tenant's unit at any time for the duration of the tenancy.
7. Section 78 of the Residential Tenancies Act, 2006, S.O. 2006, c.17 applies to this Order. If the Tenant fail to comply with any of the conditions set out in paragraphs 5 and 6 of this order, the Landlord may apply at no cost, and without notice to the Tenant, for an order to terminate the tenancy and evict the Tenant. The Landlord must make this application within 30 days of a breach of a condition set out in this Order.

February 3, 2026
Date Issued

Kyle Anderson
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.