



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093155-25

In the matter of: 15, 1520 Birchcliffe Avenue
Oshawa ON L1J3M2

Between: Durham Regional Local Housing Corporation Landlord

And

Ashley Fenton Tenant

Durham Regional Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Fenton (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.

On January 5, 2026, the parties elected to participate in Board-facilitated mediation through the Tribunals Ontario dispute resolution portal with the assistance of Angela McLaughlin, a Mediator and Hearings Officer with the Landlord and Tenant Board.

The application was mediated by videoconference on January 27, 2026.

The Landlord's Agent, Kaye Banfield, attended with Legal Representative, Lindsey Whitehouse. Legal student, Megan Rusnell, also attended.

The Tenant was self-represented.

As a result of the mediation, the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent. Further, as a result of the mediation, the hearing scheduled for February 18, 2026 is cancelled.

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 for a period of 18 months from the date of the mediation. For the purpose of this order, the term "Tenant" refers to the Tenant, the Tenant's son, the Tenant's guests and/or the Tenant's occupants.
2. The Tenant shall not interfere with or disrupt the reasonable enjoyment of other tenants in the residential complex. This includes but is not limited to making excessive noise or using fireworks on the residential property.

3. The Tenant shall not intimidate, harass or threaten other tenants or guests on the residential complex.
4. The Tenant shall ensure that the Tenant's son is supervised by a responsible person whenever he is outside on the residential complex.
5. If the Tenant fails to comply with any of the conditions set out in paragraphs 2-4 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.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application as follows:
 - \$37.20 on or before February 20, 2026;
 - \$37.20 on or before March 20, 2026;
 - \$37.20 on or before April 20, 2026;
 - \$37.20 on or before May 20, 2026; and
 - \$37.20 on or before June 20, 2026.
7. If the Tenant does not make any of the required payments in full and by the applicable deadline, the full balance will become due and owing, and the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

February 4, 2026

Date Issued

Angela McLaughlin

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.