



Order under Section 69 Residential Tenancies Act, 2006

Citation: Renfrew County Housing Corporation v Houston, 2026 ONLTB 10597

Date: 2026-02-03

File Number: LTB-L-087514-25

In the matter of: 406, 8 BURWASH ST
ARNPRIOR ON K7S3L7

Between: Renfrew County Housing Corporation Landlord

And

Christopher Houston Tenant

Renfrew County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Christopher Houston (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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

This application was heard by videoconference on January 28, 2026.

The Landlord's Agent, Wendy Hebert, the Tenant's Legal Representative, Amy Scholten, and the Tenant attended the hearing.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agree that:

1. The Tenant acknowledges that the Landlord issued an N6 Notice of Termination arising from serious and repeated misconduct, including theft, mischief, break and enter, trespass, and damage to laundry facilities at 8 Burwash Street and 231 Albert Street.
2. The Tenant further acknowledges that:
 - a. He was identified on security footage breaking into laundry machines on September 10, 2025 at 8 Burwash Street;
 - b. He was identified on security footage breaking into laundry machines on September 17, 2025 at 231 Albert Street;

- c. On October 15, 2025, he again broke into a washing machine. This incident resulted in a plea agreement in criminal court stating the offence date was committed on October 17, 2025. The parties agree that the Oct. 15th and Oct. 17th, 2025, dates are a single incident and not two separate incidents.
3. The Tenant shall continue to engage and cooperate with his probation officer and the ACTT Team.
4. The Tenant consents to the Landlord communicating with, sharing information with, and receiving information from the Tenant's probation officer and the ACTT Team for the limited purposes of housing stability, safety, and compliance with this agreement.
5. The Tenant further agrees to have regular and consistent engagement with RCHC staff and consent to reasonable and frequent wellness checks at most monthly to be coordinated with ACTT and conducted in a manner consistent with the Residential Tenancies Act.

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:
 1. The Tenant shall not attend at, enter, or be present on any property owned or operated by Renfrew County Housing Corporation, other than his residence at 8 Burwash Street, including but not limited to the properties municipally known as 229 and 231 Albert Street, Arnprior, Ontario (these addresses are known as one joint building), for any reason whatsoever.
 2. The Tenant shall not attend, enter, or remain in any laundry room located in any apartment building owned or operated by the Landlord, except in strict compliance with any applicable court or probation conditions and with the exception below.
 3. Notwithstanding the above, the Tenant is permitted to access the laundry room located at 8 Burwash Street only during RCHC business hours, Monday to Friday, 8:00 a.m. to 4:00 p.m.
3. From the date of this herein order and continuing to November 4, 2026:
 1. The Tenant shall not contact or communicate with Mark Smith.
 2. The Tenant shall not possess, store, or use any tools that could be used in a break and enter such as a pry bar, crowbar, screwdriver, or similar tool or instrument as agreed upon by his probation officer within the rental unit, anywhere in the building, or anywhere on any property owned or operated by the Landlord. The Landlord agrees that a walking stick is not a prohibited tool or implement.

3. The Tenant shall not damage, attempt to damage, tamper with, or interfere with any laundry machines, locks, doors, security cameras, coin mechanisms, or other fixtures or equipment.
4. If the Tenant fails to comply with the conditions set out in paragraph 2 and 3 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.

February 3, 2026
Date Issued

Panagiotis P. Roupas
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.