



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105126-25

In the matter of: 302, 49 Fairview Avenue
Greater Sudbury ON P3B2M9

Between: Canadian Mental Health Association Sudbury/Manitoulin Landlord

And

Adrian Stone Tenant

Canadian Mental Health Association Sudbury/Manitoulin (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Stone (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

Canadian Mental Health Association Sudbury/Manitoulin (the 'Landlord') also applied for an order requiring Adrian Stone (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.

The parties requested mediation through the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on January 30, 2026. The Landlord's Agents Pamela Naus, the Tenant Adrian Stone and the Tenant's support Eric Lefebvre participated in mediation.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I am satisfied that the parties understood the consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$246.00 for damages of the window and cost incurred by the Landlord, to August 3, 2024.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A. \$50.00 on or before the first day of each month, Starting February 1, 2026, up to and including May 1, 2026; and

B. \$46.00 on or before June 1, 2026.

3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below during the Twenty-four (24) month period starting January 30, 2026, to December 30 2027, inclusive:
 - (a) Keep the peace within the building and on the property of the residential complex by avoiding arguments with other tenants and avoiding confronting other tenants with complaints. Rather, when feeling frustrated, or experiencing a challenge, seek support by discussing the matter with CMHA staff (assigned worker or intake worker). .
 - (b) Seek support from CMHA staff or other supports (medical professionals) to develop appropriate conflict resolution skills, anger management, wellness skills.
 - (c) Refrain from purposely causing damage/vandalism to CMHA Properties.
 - (d) Work with the property Team and vendors to keep CMHA property clean (i.e., when causing a spill to ensure to clean up afterwards).
 - (e) Avoid making loud and disturbing noises within the complex (i.e., yelling in the hallways and on the property, playing loud music in the unit).
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 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 4, 2026
Date Issued

Monique Browne
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.