



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089238-25

In the matter of: Basement 2, 18 John St E
Bradford ON L3Z1G4

Between: Gerry Lemos Landlord

And

Elizabeth Grice Tenant

Gerry Lemos (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth GRICE (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 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 February 2, 2026.

The Landlord and the Tenant attended the hearing.

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. The Tenant, her occupants and guests will ensure Damien Moffatt is not present at the residential complex or rental unit at any time, and if the Tenant sees Damien Moffatt at the residential complex or rental unit she shall promptly notify the Landlord and police.
3. The Tenant, her occupants and guests shall not engage in any illegal, harassing or disrespectful activity within the residential complex including but not limited to actions described in the N6 notice of termination.
4. Landlord waives the application filing fee.
5. 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 5, 2026

Date Issued

Julie Broderick

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.