



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084091-25

In the matter of: 205, 314 BOOTH ST
OTTAWA ON K1R7K2

Between: Cornerstone Housing for Women
Ashley Jordan

Landlords

And

Laura McFall

Tenant

Cornerstone Housing for Women (the 'Landlord') applied for an order to terminate the tenancy and evict Laura McFall (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The application was heard by videoconference on January 12, 2026. The Landlord Ashley Jordan, the Tenant, and the Tenant's support persons Chinyere Opia and Bridget Akinmadelo attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Post-Mediation Change to Section 78 Conditions

On January 20, 2026 the Landlord was contacted to advise that two conditions agreed upon during the mediation were not behaviours identified in the N7 notice. As such, the Board is unable to subject those specific conditions to section 78 of the *Residential Tenancies Act, 2006* (the "Act"). On January 27, 2026, the Landlord consented to change the terms of the consent by moving those specific terms into an "Agreed Facts" section of the order. Statements in the Agreed Facts section are not subject to section 78 of the Act, but rather reflect a voluntary agreement of the parties.

This order reflects the changes to the consent as identified in the Landlord's e-mail to the Board of January 27, 2026. The Tenant's consent to this change is not required as there is no prejudice to the Tenant as it was agreed upon in the mediation, but will not be subject to section 78 of the Act.

Agreed Facts:

1. The Tenant agrees to ensure that the Tenant's guests are respectful while on the residential complex.
2. The Tenant agrees to be safe with site materials such as needles and other drug paraphernalia. Specifically, by disposing of needles in the proper hazard disposal bins located in the unit or on each floor of the building.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant continues if the Tenant meets the condition set out below beginning on January 12, 2026 and continuing for the duration of the tenancy.
2. The Tenant shall abide by the lease agreement, specifically by refraining from making verbal threats to staff or other people on the residential premises.
3. If the Tenant fails to comply with the condition set out in paragraph 2 of this order, the Landlords may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant. The Landlords 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 9, 2026
Date Issued

Sandra Sabourin
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.