



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-086835-25

In the matter of: 509, 380 CUMBERLAND ST
OTTAWA ON K1N9P3

Between: Options Housing Landlord

And

Shayne Anderssen Tenant

Jessica Osabuohien (the 'Landlord') applied for an order to terminate the tenancy and evict Shayne Anderssen (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 application was scheduled to be heard by video conference on February 3, 2026. Before the start of the hearing, the Landlord's agent, Angela Davis and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The Tenant is not permitted to have overnight guests for more than three (3) days in any month, or without the Landlord's prior approval.
- b) The Tenant's girlfriend has been staying in the rental unit in excess of the permitted overnight-guest allowance and without the Landlord's approval, contrary to the tenancy agreement.
- c) The Tenant, who resides in supportive housing, agrees to work with the Landlord's Supportive Housing staff and make reasonable, timely efforts to find alternative housing that better meets the Tenant's needs. The Tenant will cooperate with the Landlord throughout this process

On consent, it is ordered that:

1. The Landlord's application is amended to correct the Landlord's name from Jessica Osabuohien to Options Housing.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
3. Starting July 1, 2026, and continuing for the remainder of the tenancy, the Tenant shall ensure that guests do not stay overnight for more than three (3) days in any month, or without the Landlord's prior approval, in accordance with the tenancy agreement.
4. If the Tenant fails to comply with the conditions set out in paragraph 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 11, 2026
Date Issued

Sarah Visnovec
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.