



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091789-25

In the matter of: Unit 1 (BASEMENT), 105 MOUNTAINVIEW RD N
GEORGETOWN ON L7G3P8

Between: AUNDENE STRAUSS Landlord
THOMAS STRAUSS

And

COREY LEBLANC Tenant

AUNDENE STRAUSS and THOMAS STRAUSS (the 'Landlord') applied for an order to terminate the tenancy and evict COREY LEBLANC (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

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 5, 2026. The first-named Landlord, Represented by Nicole Fazzari, attended the hearing. The Tenant, supported by Laura Leblanc and Kelly Little, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated effective May 31, 2026. The Tenant must move out of the rental unit on or before May 31, 2026.
2. Commencing February 5, 2026, through the end of the tenancy, the Tenant shall refrain from burning any item or material in the rental unit by way of continuing to engage with community supports and the support of Laura Leblanc.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 13, 2026
Date Issued

Jane Dean
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.