



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-083260-25

In the matter of: 29, 109 BRIEN AVE E
ESSEX ON N8M2N9

Between: Windsor Essex Community Housing Corporation Landlord

And

Darrell McNaughton Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Darrell McNaughton (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.

This application was scheduled to be heard by videoconference on January 13, 2026. Instead, the Landlord's Representative, Brandon Valley, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the period between January 2026 and January 2027, the Tenant, another occupant of the rental unit or someone the Tenant permits in the residential complex shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

For greater clarity, the Tenant, another occupant of the rental unit, or someone the Tenant permits in the residential complex will refrain from:

- making any loud, excessive and disruptive noises; including but not limited to screaming, yelling, arguing and stomping.
2. 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.

3. This order on consent is in full and final settlement of this application.

February 13, 2026
Date Issued

Shadiyah Stoute
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.