



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-100896-25

In the matter of: UNIT B, 200 COLBORNE STREET
LONDON ON N6B2S2

Between: 2229497 ONTARIO INC. Landlord

And

MEGAN JAUMOL Tenant

2229497 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MEGAN JAUMOL (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, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

2229497 ONTARIO INC. (the 'Landlord') also applied for an order requiring MEGAN JAUMOL (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on January 26, 2026. This application was to be heard by videoconference on January 26, 2026. The Landlord's representative, Nathalie de Rechter, the Tenant, Megan Jaumol, and the Tenant's support person, Katie Littlefair, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord has incurred or will incur reasonable costs of \$3,384.35 to repair the damage and replace property that was damaged and cannot be repaired.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord will the notify the Tenant's housing support worker by email of any entries

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of eighteen months starting on March 14, 2024, the Tenant shall not substantially interfere with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant which includes but is not limited to:
 - a. The tenant and their guests shall not cause any further undue or wilful damage to the rental unit or property;
 - b. The tenant shall not interfere with other tenants, the landlord, or agents, including interference with maintenance, entries, or inspections;
 - c. The Tenant shall not allow her guests to attend her rental unit between 11:00 p.m. and 6:00 a.m.;
 - d. The tenant's support worker shall be notified by email of any entries by The Landlord.
 - e. The tenant shall maintain the rental property in a clean condition, including but not limited to ensuring there is no garbage accumulation.
 - f. The tenant shall not change locks on the rental property;
 - g. The Tenant shall limit her interactions with other tenants, especially the tenants on each side of her rental unit;
 - h. The tenant shall not threaten the landlord or their agents;
 - i. The Tenant shall not cause disturbances that lead to police presence;
 - j. The Tenant shall not sit on other tenants' air conditioning units;

- k. The Tenant shall be mindful when leaving the door of her rental unit open so as to not create unnecessary utility costs for the Landlord; and
 - l. The tenant shall comply with all leasing and control requirements regarding dogs and shall not interfere with the landlord's rights in this regard.
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.
 4. The Tenant shall pay to the Landlord \$3,384.35, which represents the reasonable costs of repairing the damage and replacing the damaged property.
 5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
 6. The total amount the Tenant shall pay the Landlord is \$3,570.03.
 7. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3570.35 on or before the first (1) day of each month starting February 1, 2026 for a period of ten (10) consecutive months until November 1, 2026.
 8. If the Tenant fails to comply with the conditions set out in paragraph 7 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

John Russett
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.