



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-059184-25

In the matter of: 405, 35 AIKMAN AVE
HAMILTON ON L8M3M8

Between: Good Shepherd Non Profit Homes Landlord

And

Ted Buck Tenant

Good Shepherd Non Profit Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Ted Buck (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Mediation was held on February 10, 2026. The following parties participated in the mediation: The Landlord's representative, Kimberly Holleran the Landlord, Jillian Bennett, The Tenant's representative, Tyson Burke, the Tenant's support, Lori Yorke and the Tenant, Ted Buck.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
 - For a period of 24 consecutive months starting February 10, 2026 to February 9, 2028 inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not engage in any type of aggressive behaviour, whether it be verbal or physical with any staff member or any other tenants in the residential complex
2. If the Tenant fails to comply with the conditions set out in paragraph **1** 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 17, 2026
Date Issued

Ryan Gacnik
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.