



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

File Number: LTB-L-070952-25

In the matter of: 1018 WEBSTER AVE N
FORT FRANCES ON P9A3P5

Between: Rainy River District Social Services Administration Board Landlord

And

Brooke Noble Tenant

Rainy River District Social Services Administration Board (the 'Landlord') applied for an order to terminate the tenancy and evict Brooke Noble (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 applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on February 12, 2026. The Landlord's Agent, Sarah DeGagne, and the Tenant's Legal Representative, Erin O'Hara, attended the hearing.

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.
2. The Tenant will pay to the Landlord \$24.13, representing the remaining out-of-pocket expenses owing to the Landlord for substantial interference, by February 28, 2026.
3. For the period February 18, 2026 to February 28, 2027, the Tenant will pay all maintenance charges to the Landlord within thirty (30) days of receipt of an invoice.

4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 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 18, 2026
Date Issued

Curtis Smith
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.