



AMENDED ORDER
Order under Section 21.2 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-027350-25-RV-AM

In the matter of: 18, 9480 LONGWOODS RD
CHATHAM ON N7M5J7

Between: 14502019 Canada Inc Landlord

And

Monique Paquette Tenant

Review Amended Order

14502019 Canada Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Monique Paquette (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 resolved by order LTB-L-027350-25 issued on January 9, 2026.

The Tenant requested a review of the order.

On January 15, 2026 interim order LTB-L-027350-25-RV-IN was issued, staying the order issued on January 9, 2026

This review request was heard by videoconference on February 3, 2026.

The Landlord's Agent, Siyang Zhao and the Tenant attended the hearing. The Tenant was accompanied by two support workers, one named Kailyn Hedley.

This order has been amended to correct an editorial error.

Determinations:

1. The Tenant stated she did not receive a Notice of Hearing (NoH) for the proceeding held on October 16, 2025.
2. The Board's file has no confirmation that the NoH was mailed or emailed to the Tenant.

3. On the basis of the submissions made in the request, I am satisfied that the Tenant was not reasonably able to participate in the proceeding not having received a NofH.

L2 application:

4. On March 1, 2025, the Landlord gave the Tenant an N5 notice of termination. The notice of termination contains the following allegations: the Tenant's shipping container must be removed from the Landlord's property because the Landlord received an order from the city that the container is in violation of the city by-laws.
5. The Tenant did not correct the omission within seven days after receiving the N5 notice of termination. Therefore, the Tenant did not void the N5 notice of termination in accordance with s.64(3) of the *Residential Tenancies Act, 2006* (Act).
6. As of the date of this review hearing, the Tenant's shipping container remains on the Landlord's property.
7. This is a land lease community: the Tenant owns the mobile home but not the land that the mobile home sits on. The Landlord provided a copy of a city order requiring the Landlord to remove a shipping container that's located on his property. The shipping container is owned by the Tenant and situated a few feet adjacent to the Tenant's mobile home. The presence of the shipping container is in violation of the city by-laws and non-compliance by the Landlord may result in penalties, of \$25,000.00 to the Landlord. The city order was issued in 2024, and Landlord has apprised the city of due legal process taken at the LTB which has delayed penalties to the Landlord.
8. The Tenant, by not removing the shipping container, on a balance of probabilities, exposes the Landlord to be liable to pay penalties for non-compliance of city by-laws. I find the Tenant's conduct has substantially interfered with the Landlord's rights, interests and privileges.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
10. The Tenant does not want to remove the container but if she has too she seeks 6 months to make arrangement to relocate or sell the container which is difficult given the winter season. The Landlord opposed the delay given the city order was issued in 2024. Given the winter season, the conditions of the ground and thaw period in early spring, and the size of the container that cannot not be easily disposed or removed, it is reasonable to give the Tenant additional time to make arrangements. The Tenant will have until May 31, 2026 to comply with this order if she wants to preserve her tenancy.

It is ordered that:

1. The request to review order LTB-L-027350-25 issued on January 9, 2026 is granted.

2. The order issued on January 9, 2026 is cancelled and replaced as follows
3. On or before May 31, 2026, the Tenant shall remove the shipping container off the Landlord's property.
4. If the Tenant fails to comply with paragraph 3, and by the date required, 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 set out in paragraph 3 of this order.
5. **On or before February 17, 2026, the Tenant shall pay the Landlord \$186.00 for the cost of the application.**
6. **The Landlord has the right, at any time, to collect the full amount owing or any balance outstanding under this order.**

February 6, 2026

Date Issued

Sandra Macchione

Vice Chair, Landlord and Tenant Board

February 13, 2026

Date AMENDED

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.