



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-103623-25-SA

In the matter of: 307, 515 MACLAREN ST
OTTAWA ON K1R5K5

Between: Gillian McDonald Landlord

And

Valerie Tennian Tenant

Gillian McDonald (the 'Landlord') applied for an order to terminate the tenancy and evict Valerie Tennian (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on September 2, 2025 with respect to application LTB-L-030932-25.

The Landlord's application was resolved by order LTB-L-103623-25, issued on December 11, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-103623-25.

This motion was heard by videoconference on February 12, 2026. The Landlord and the Tenant represented by Wade Morris, attended the hearing.

Determinations:

1. On consent the Tenant, with the assistance of the Tenant's support worker, was ordered not to yell profanities, scream or utter threats towards the Landlord or the Landlord's staff.
2. When the Landlord filed the L4 application, the Landlord alleged that this behavior continued. The Tenant was not living in the rental complex after the order was issued, but upon returning to the complex, the Tenant resumed this behaviour. The Landlord notes incidents on December 5, 6, and 7, 2025.
3. The Tenant acknowledged the incident on December 7th but denied the other two dates.
4. The Landlord's social support worker, Ezra Walter, testified to the incident on December 5th noting that she was present at the complex when the Tenant came to the office and started yelling about a lack of access to items.
5. The Landlord testified that since the Tenant has returned to the residential complex the yelling and screaming continue. The Landlord provides transitional housing generally for

two to three years. In certain cases, for as long as four years. The Tenant has resided in this unit for three years. The Landlord has worked with other appropriate housing providers and an alternative housing option was provided to the Tenant. The Tenant refused to accept the option when it was available.

6. The Tenant's representative is seeking a delay in lifting the stay to provide the Tenant additional time to relocate. A letter from a nurse practitioner shows the Tenant has been diagnosed with complex PTSD, Borderline Personality Disorder and ADHD. The Tenant struggles with impulsivity and appropriate emotional regulation. The letter recommends supportive housing as the best match for the Tenant. The Landlord is not a supportive housing provider.
7. I find the Tenant has breached the conditions for relief from eviction and that these breaches are substantially interfering with the lawful right and privilege of the Landlords' staff to work in a safe environment.
8. After considering all of the circumstances, I find that it would be unfair to set aside order LTB-L-103623-25. However, I do find that a delay until April 30, 2026 to lift the stay is appropriate to locate alternative housing

It is ordered that:

1. The motion to set aside Order LTB-L-103623-25, issued on December 11, 2025, is denied.
2. The stay of order LTB-L-103623-25 is lifted April 30, 2026.
3. Order LTB-L-103623-25 is unchanged.

February 17, 2026

Date Issued

Greg Joy

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.

