



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089725-25

In the matter of: 603, 202 MCNAY ST
LONDON ON N5Y4X1

Between: London and Middlesex Community Housing Landlord

And

John MacDougall Tenant

London and Middlesex Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict John MacDougall (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was heard by videoconference on February 18, 2026.

The Landlord and the Tenant 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. For a period of two years, beginning February 18, 2026, the Tenant shall not, and shall ensure his guests do not, engage in any conduct that seriously impairs the safety of another person in the residential complex. This includes:
 - i. Committing, threatening, or attempting any act of physical violence, intimidation, harassment, or unwanted contact toward any other resident, guest, or staff member of the Landlord in the residential complex;
 - ii. The Tenant and his guests shall not have direct or indirect contact with the tenant of unit 803, Louis Murphy. This includes no direct in-person contact, written or electronic contact, or contact through a third party;
 - iii. The Tenant and the Tenant's guests shall not go within 3 meters of unit 803, except incidentally while passing through common areas of the residential complex;
 - iv. The Tenant and the Tenant's guests shall not attend unit 803 in the residential complex for any reason;

- v. The Tenant and the Tenant's guests shall not enter or attempt to enter any other unit in the residential complex without the consent of the tenant of the other unit;
 - vi. All of the concerns of the Tenant or the Tenant's guests relative to maintenance or the conduct of residents of other rental units in the residential complex shall be directed only to the Landlord;
 - vii. The Tenant and the Tenant's guests shall not escalate disputes about issues in the residential complex with other tenants directly;
 - viii. The Tenant and the Tenant's guests shall communicate with the Landlord respectfully, and without abusive, threatening, or harassing language; and
 - ix. For the sake of clarity, conduct similar to the conduct described in the N7 notice, including physical confrontation with others in the residential complex, forced entry into other units in the residential complex, and/or threatening behaviour toward others in the residential complex will constitute a breach of the conditions set out above in this order.
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 also pay to the Landlord \$186.00 for the cost of filing the application.
 5. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

February 25, 2026
Date Issued

Mark Melchers
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.