



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096287-25

In the matter of: 023, 1435 MORISSET AVE
OTTAWA ON K1Z8H4

Between: 1435 Morisset Residences Corporation Landlord

And

Sean Hines Tenant

1435 Morisset Residences Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Sean Hines (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.

The application was scheduled to be heard on February 17, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Jeff Shabes, the Landlord's Agent, Meghan Mathurin, the Tenant and the Tenant's Support person, Stefan Amyotte, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand 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.
2. The tenancy between the Landlord and the Tenant shall continue, provided that the Tenant complies with the following conditions for a period of twelve (12) months starting on February 17, 2026. The Tenant, the Tenant's occupants or guests, shall not:
 - a) Permit excessive noise in the rental unit.

- b) Engage in any form of verbal harassment directed toward other tenants, visitors or any employees of the Landlord while on the residential complex.
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 on or before April 30, 2026.
5. If the Tenant does not pay the Landlord the full amount owing as set out in paragraph 4 of this order 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 26, 2026
Date Issued

Michelle Forrester
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.