



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

File Number: LTB-L-098930-25

In the matter of: 6 PATHWAY PVT
OTTAWA ON K2H9H3

Between: Ottawa Community Housing Corporation Landlord

And

Jean-Pierre Ladouceur Tenant

Ottawa Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Jean-Pierre Ladouceur (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.

This application was heard by videoconference on February 19, 2026. The Landlord's legal representative, Laura Clark, the Landlord's agent, Irene Danchie, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall clear the unit's carport of all debris and restore the carport to a standard of ordinary cleanliness on or before February 28, 2026.

3. The Tenant shall maintain the unit's carport to a standard of ordinary cleanliness, free of debris, and utilize the carport for the sole purpose as a parking spot for licenced vehicles only, for the remainder of the tenancy.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 of this order for a two-year period starting March 1, 2026, through to and including February 29, 2028, the Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.
5. The Tenant shall pay to the Landlord \$186.00, which represents the filing fee, on or before February 28, 2026.

February 27, 2026
Date Issued

Sonja Hudson

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.