



Order under Section 69 Residential Tenancies Act, 2006

Citation: CITY OF PETERBOROUGH C/O PETERBOROUGH HOUSING CORPORATION v
RICHARDS, 2026 ONLTB 17694

Date: 2026-03-04

File Number: LTB-L-096635-25

In the matter of: 502, 681 MONAGHAN RD
PETERBOROUGH ON K9J5J5

Between: CITY OF PETERBOROUGH C/O
PETERBOROUGH HOUSING CORPORATION Landlord

And

GABRIELLE RICHARDS Tenant

CITY OF PETERBOROUGH C/O PETERBOROUGH HOUSING CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict GABRIELLE RICHARDS (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex;
- 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 23, 2026.

The Landlord's legal representative, I. MacInnes, the Landlord's agent, R. Vettor, and the Tenant attended the hearing.

Agreed Facts:

1. The Tenant shall retrieve all her belongings from the rental unit on or before March 27, 2026.

2. The Tenant still holds a key to the rental unit, and she may send her sister, or any relative or friend, at any time, to retrieve her belongings from the rental unit on or before March 27, 2026.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. On or before March 27, 2026, the Tenant shall provide the Landlord a minimum of 24 hours notice, by email, that she will be attending the rental unit with a police escort to collect her personal belongings.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 27, 2026.
3. If the unit is not vacated on or before March 27, 2026, then starting March 28, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 28, 2026.

March 4, 2026
Date Issued

Nancy Morris
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 28, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.