



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-093838-25

In the matter of: 206, 60 YORK ST
WELLAND ON L3B4A8

Between: Niagara Regional Housing Landlord

And

Kimberley Riley Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Kimberley Riley (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.

This application was scheduled to be heard on February 25, 2026, by video conference. The parties requested the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's Representative, Judith Callender, and the Tenant, Kimberly Riley, participated in the presentation of the consent details on February 20, 2026.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlord agrees to waive the application filing fee, so long as the Tenant abides to the conditions set out below.

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 Tenant shall ensure they will not verbally or physically assault anyone in the housing community for the duration of the tenancy.

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.

February 26, 2026
Date Issued

Sumathi Dhanapal
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.