



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

File Number: LTB-L-104703-25

In the matter of: 209, 116 Albert Street
Southampton ON N0H 2L0

Between: Bruce County Housing Corporation Landlord

and

Nathan Henry Tenant

Bruce County Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Henry (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 parties requested mediation via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on February 27, 2026 by Denise Hannivan, a Dispute Resolution Officer (DRO) with the Landlord and Tenant Board.

The Landlord's Agent Sarah Cook and the Tenant participated in mediation. The Tenant did not receive legal advice about this application.

During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent, including waiving their right to a hearing.

The LTB videoconference hearing scheduled for March 25, 2026 is cancelled.

Agreed Facts:

- 1) There may be an issue with the Landlord's first Notice to End Your Tenancy for Interfering with Others, Damage or Overcrowding (N5 Notice) that could affect outcomes at a Merits Hearing, but both parties are aware of this and still wish to move forward with this Order on Consent.
- 2) The current rent is \$115.00. It is due on the 1st day of the month.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 4) The Landlord agrees to provide cleaning products to the Tenant.
- 5) The Tenant is allowed to use the garbage bin on the residential property to dispose of any unwanted items.
- 6) With proper notice to the Tenant, the Landlord will inspect the Tenant's unit monthly for 12 months starting March 1, 2026 to monitor progress. If the Tenant shows consistent progress, and maintains that progress for three (3) consecutive months, the Landlord will stop the monthly inspections.
- 7) The Tenant already removed the non-seasonal items from the patio.

It is ordered on consent of the parties 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 12 months from March 1, 2026 to February 28, 2027, the Tenant, another occupant of the rental unit, or the Tenant's guests shall not substantially interfere with the Landlord's or another tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specifically, the Tenant or another occupant or guest of the Tenant's rental unit shall not engage in the behaviours described in the N5 Notices of Termination dated November 27, 2025 and December 8, 2025, including but not limited to causing any excessive noise inside the rental unit after 11pm.
3. The Tenant shall bring the rental unit to an ordinary level of cleanliness on or before April 1, 2026.
4. The Tenant shall maintain an ordinary level of cleanliness for the 12 month period April 1, 2026 to March 31, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3, or 4 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.

6. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application in the following manner:

Date Payment Due	Amount of Payment
April 1, 2026	\$15.50
May 1, 2026	\$15.50
June 1, 2026	\$15.50
July 1, 2026	\$15.50
August 1, 2026	\$15.50
September 1, 2026	\$15.50
October 1, 2026	\$15.50
November 1, 2026	\$15.50
December 1, 2026	\$15.50
January 1, 2027	\$15.50
February 1, 2027	\$15.50
March 1, 2027	\$15.50

7. This order is in full and final settlement of this application.

March 3, 2026
Date Issued

Denise Hannivan
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.