



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-069251-25

In the matter of: 6, 784 HUGHSON ST
WOODSTOCK ON N4S4P5

Between: Lisa Drobotenko Tenant

And

Jen Aube Landlord

Lisa Drobotenko (the 'Tenant') applied for an order determining that Jen Aube (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

These applications were heard by videoconference on February 25, 2026.

The Tenant, the Landlord, and the Landlord's legal representative Angie Gravelle attended the hearing.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on March 31, 2026.
2. The Tenant must move out of the rental unit on or before April 1, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 April 1, 2026.
5. The Landlord or the Landlord's agents shall not harass, obstruct or interfere with the Tenant.

6. The Landlord shall address all maintenance issues brought to the Landlord's attention by the Tenant in a timely matter.
7. This order is a full and final resolution of the issues raised in the Tenant's applications.

March 9, 2026
Date Issued

Jeremy Henderson
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 expires on October 1, 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.