



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

File Number: LTB-L-100410-25

In the matter of: 205, 500 FERRIER CRT
FERGUS ON N1M1W7

Between: The Corporation of the County of Wellington Landlord

And

Tina Noble Tenant

The Corporation of the County of Wellington (the 'Landlord') applied for an order to terminate the tenancy and evict Tina Noble (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 application was scheduled to be heard by video conference on February 26, 2026. Before the start of the hearing, the Landlord's Representative, Peter Schroeder and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed fact:

- The Landlord waives the \$186.00 cost for filing the application.

On consent, it is ordered 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 thirty-six (36) months starting February 27, 2026, to February 26, 2029, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not make excessive noise at any time. This includes, but is not limited to, banging, drilling, or moving heavy objects.

3. For a period of thirty-six (36) months starting February 27, 2026, to February 26, 2029, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not use the building's intercom system to contact other Tenants for the purpose of being admitted into the building.
4. For a period of thirty-six (36) months starting February 27, 2026, to February 26, 2029, inclusive, the Tenant, the Tenant's guests or occupants of the unit shall not be verbally abusive or act in an aggressive manner toward any person at the residential complex.
5. If the Tenant fails to comply with the conditions set out in paragraphs 2, 3 and/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.

March 6, 2026
Date Issued

Sarah Visnovec
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.