



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096076-25

In the matter of: 314, 4900 BUCKLEY AVE
NIAGARA FALLS ON L2E7A8

Between: Niagara Regional Housing Landlord

And

Ana Hernandez-DeMoreno Tenant

Niagara Regional Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Ana Hernandez-DeMoreno (the 'Tenant') because:

- 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 parties reached a proposed resolution agreement, and/or requested mediation, and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on February 12, 2026, by a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord's Legal Representative, Judith Callender, the Landlord's agent, Jennifer Leblanc, the Tenant and the Tenant's daughter as the Tenant's interpreter participated in mediation.

The parties agreed to an order on consent in full and final satisfaction of the application, and in so doing, understand their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of the agreement are consistent with the Residential Tenancies Act, 2006. I was satisfied that the parties provided their informed, independent, and voluntary consent.

The parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. On November 12, 2025, the Landlord gave the Tenant an N7 notice of termination.
3. The Tenant has seriously impaired the safety of others in the residential complex.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out in paragraph 2 below.
2. For the next twelve consecutive months from the date of this order, the Tenant will cease the behavior and activities as cited in the N7 notice of termination served on November 12, 2025, specifically, no items are to be thrown off the Tenant's balcony.
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 giving notice to the Tenant.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Roxanne Theriault
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.