



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094950-25

In the matter of: 637, 2455 RIVARD AVE
WINDSOR ON N8T3B3

Between: Windsor Essex Community Housing Corporation Landlord

And

Clarence Morgan Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Clarence Morgan (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 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.

This application was scheduled to be heard by videoconference on March 3, 2026.

The Landlord, represented by Brandon Valley and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

On consent, it is ordered that:

1. For a period of 12 consecutive months, the Tenant, another occupant or guest shall not threaten, harass or intimidate any other residents, staff or persons on the residential complex.
2. For a period of 12 consecutive months, the Tenant shall not store or permit the storage of any items on the balcony that poses a safety risk. This includes but is not limited to combustible materials or items that could fall off the balcony.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 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.

March 6, 2026
Date Issued

Cheryl Lavoie
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.