



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-007469-26-SA

In the matter of: 35, 424 BLEECKER AVE
BELLEVILLE ON K8N5R5

Between: Hastings Local Housing Corporation Landlord

And

Eric Parrinder Tenants
Hailey Just

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Parrinder and Hailey Just (the 'Tenants') because the Tenants did not meet a condition specified in the mediated settlement signed by the parties on February 2, 2024 with respect to application LTB-L-047109-23.

The Landlord's application was resolved by order LTB-L-007469-26, issued on February 3, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-007469-26.

This motion was heard by videoconference on March 3, 2026. The Landlord's representative Chrisine LeBlanc, and the Tenant, who met with Duty Counsel, attended the hearing. The Landlord's witness April Burgess also testified at the hearing.

Determinations:

1. At a hearing on January 17, 2024, with the assistance of a Board Dispute Resolution Officer, the Tenants consented to an order where they would not create excessive noise including fighting, screaming or the use of loud use of profane language. The Tenants also agreed not to be intoxicated in the common areas.
2. The Landlord alleged the Tenants breached the conditions set out in the order and the Board issued order LTB-L-047793-24 terminating the tenancy and evicting the Tenants without a hearing. The Tenants filed a set aside motion. The motion was heard on August 21, 2024. At the hearing the Tenants acknowledged that they failed to meet a condition of the order.
3. The Tenant Eric Parrinder acknowledged he made a bad choice when he was provoked and smacked another person. The Board took into consideration the Tenants'

circumstances and granted relief from eviction. In granting relief, the member that the Tenants understood the seriousness of the proceedings and that it is imperative that they comply with the conditions of the order moving forward. The member also wrote that if there is another breach of that order, a future motion to set aside and eviction order may very well be denied.

4. The Landlord alleges that on January 13, 2026, the Tenant Hailey Just came to April Burgess' unit yelling and screaming profanities at her about the behaviour of her child. The Tenants' younger children were outside of Ms. Burgess' unit when they claim Ms. Burgess' autistic daughter Emma called them names. Emma told them to leave her alone.
5. The Tenants' children told her that Emma had screamed at them. Ms. Just went to Ms. Burgess' unit and Ms. Burgess testified that she was screaming about her f__king retard daughter and to get off her fat ass and take care of her child. The incident lasted approximately 10 to 20 minutes.
6. Ms. Burgess testified that her daughter was crying and scared asking why don't they like her.
7. Ms. Burgess sent an email to Ms. LaBlanc at 6:18pm, following the incident. She wrote about the Tenants' kids bullying her daughter and Emma told them to get off their grass. She wrote that Hailey came storming over because her daughter cried about it and described the incident.
8. Mr. Parrinder testified that he was not home. He got home from a fishing trip later that night.
9. Ms. Just blamed Emma for the confrontation.
10. Ms. LaBlanc, the Landlord's employee, testified that she spoke with Ms. Just about the incident on the phone and that the Tenant admitted to yelling but not to name calling. Ms. Just denied that she admitted yelling at Ms. Buress.
11. The Tenants' set aside motion states that the Tenants take full responsibility for Ms. Just's actions and acknowledge that she approached another unit while upset. She states that she reacted emotionally after an incident with her younger children were screamed at and subjected to profane language by another tenant's child. The motion goes on to state that it does not excuse the behaviour and should have been handled differently.
12. Based on the evidence before me, the Tenant took the word of her children aged 4, 5 and 7 about what transpired. The Tenant took inappropriate actions to deal with an incident she had no direct knowledge of when it occurred.
13. I find on a balance of probabilities, that Ms. Just went to another tenant's unit yelling and screaming profanities in breach of the conditions for relief from eviction.
14. The Landlord has consented to an order granting relief from eviction with conditions. The Tenants have breached the condition previously and the Board again granted relief from eviction. I find it would be unfair to the other tenants and to the Landlord's lawful rights and privileges to grant relief from eviction a third time.

15. I find that it would be unfair to set aside order LTB-L-007469-26.

16. Considering the fact the Tenants have three young children, the stay will to be lifted until the end of June to provide the Tenants with addition time to relocate.

It is ordered that:

1. The motion to set aside Order LTB-L-007469-26, issued on February 3, 2026, is denied.
2. The stay of order LTB-L-007469-26 is lifted June 30, 2026.
3. Order LTB-L-007469-26 is unchanged.

March 6, 2026

Date Issued

Greg Joy

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.