



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098855-25

In the matter of: 321, 2455 RIVARD AVE
WINDSOR ON N8T3B3

Between: Windsor Essex Community Housing Corporation Landlord

And

Connie (Marie) Gauthier Tenant

Windsor Essex Community Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Connie (Marie) Gauthier (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on March 4, 2026.

The Landlord's Legal Representative Madeline Whitworth and the Tenant attended the hearing. The Tenant consulted duty counsel.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below. The terms of this agreement are for one year starting March 4, 2026, to March 3, 2027.
2. The Tenant shall ensure that they, their guests or other occupants of the rental unit do not threaten or become verbally aggressive or violent against any other individual in the rental complex.
3. The Tenant shall ensure that they, their guests or other occupants of the rental unit control the noise level and keep it reasonable including: no prolonged loud music; yelling; loud, verbal disagreements; banging on walls; stomping; dropping and moving heavy objects; and prolonged dog barking.

4. If the Tenant fails to comply with the conditions set out in paragraph 2 or 3 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.
5. The Landlord forgoes the \$186.00 cost of filing the application.

March 11, 2026
Date Issued

Melinda Jamieson
Hearing 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.